

**Courtyards at Miramont**  
**Board Meeting Minutes**  
**August 22, 2016**

The Courtyards at Miramont Board of Directors Meeting was called to order at 6:15 pm. A quorum was present with all Board Members present.

The Board reviewed the minutes from the July 27, 2016 Board Meeting. A motion was made and seconded to approve the minutes as presented. Motion passed 100%

The Board reviewed the July 2016 Financials. There was discussion about the sprinkler cost, because it including preapproved system which was \$1400, the other repairs around the community. The Board discussed the legal invoices and where we are at in the covenant amendment. PPS reminded the Board that all the invoices are emailed monthly with the monthly meeting notice. There was a discussion of the water invoices through July 10<sup>th</sup>. There was a discussion about the tree work coming out of the reserves. The Board would like to wait until all the work is done with the trees. Bob stated that we will be over certain line items that will need to be discussed. A motion was made and seconded to approve the financials as presented.

**Committee Reports:**

***Architectural Review:*** Diggs asked about the changing of the ACC to ARC. It cannot be done until the covenants are approved. PPS is also needing to change the Siding requirement online for the neighborhood standards. There was discussion about the rain barrels. PPS will get standards for the Board to review. #6 discussion, on where the plans are at. #12 does not respond to letters. The Board discussed sending a letter certified to let them know what the Board is offering on getting those bushes trimmed.

***Reserve & Capital Improvements:*** Diggs reported on the east side off #16, the bushes are dying. Not sure if the drip line is working in that area. There is a dead one on the east side #1. This needs to be looked at by FLM. Swingle is scheduled to do the stump grinding in the Cottages. The boulder needs to be placed right where the parking spots start. Discussion of the future trees, the homeowners what to know what is happening with the tree replacement. Discussion of tree and selections that Swingle offered on trees. There was discussion of minimal caliper. PPS will put together a tree replacement standard for the Board reviewed. Discussion about what is going to be replaced in the alleyway where the trees were removed. There was also discussion about putting a list together for a standard for the trees in the Cottages for the front.

***Communications/Social/Nominating:*** Diggs discussed about cancelling the Christmas gathering this year. Many Board Members stated that it is pretty expensive event. Diggs would like that to be considered during future meetings. The summer social event has already been paid for the year.

***Contracts/Covenants:*** PPS has received the snow contract from FLM. It will be emailed to the Board for their review and finalization at the next meeting. #8 appears that there is a sublet going on in the space. Fort Collins Law does allow for others to rent space. PPS will look at the covenants on leasing of units.

## **Board Discussion**

**Miramont Apartments** – The Apartments were notified of the dead tree that needed to be removed. PPS will keep the Board notified of a response or timeframe of when the tree will be moved.

**Water Seepage:** Grady attended the meeting to try and diagnose the water issue in Courtyards. He met with Bob a couple of Fridays ago. The City has no program for cleaning out sub drains. The Board wants to keep the project cost effective. There is standing water in that area close to the issue in the street. The simplest thing to do would be to put hand driven wells to see how deep it is and if there is a higher water level in the area. There is a retention area behind the HOA near the location where the issue is. They would periodically check the wells to see what the water levels are at. The cost for the wells would run between \$3K to \$4K. There was further discussion on the costs, there is additional analytic work for the testing. Total cost for the initial work including analytic work would be around \$4500. There was additional discussion about getting the storm drain to drain and determine if the drain is attached to the and potentially the City would be responsible. Diggs made a motion to accept the proposal the proposal, and there was further discussion. Bob suggested doing just focusing on the corner area, instead of doing the other sections for 2016. A motion was made by Diggs to approve the work not to exceed \$4500. Nick seconded. Motion passed 100%.

The Courtyards at Miramont Board of Directors meeting was adjourned at 8:00 pm. The next meeting will be held on September 26, 2016 at 6 pm.

Respectfully Submitted,

Sandra Oldenburg  
Vice President  
Poudre Property Services