

Courtyards at Miramont HOA  
Board Meeting  
August 7, 2017

The Courtyards at Miramont HOA Board of Directors was called to order at 6:00 pm. A quorum was met with 5 Board Members present. Sandy Taylor attended the meeting as a guest.

**Homeowner Forum:** The Board discussed the tree at the apartment complex which looks like it was on the property of Courtyards. The Board would like to thank Karen Raymond for having it removed. Charlie Schilling will walk the property with Diggs to try and determine where the tree was located. After discussion, the board determined that the homeowner took it upon themselves to remove it. IF there is a stump the Board will have it removed for up to \$100. Cynthia made a motion and Diggs seconded. The motion passed 100%. The Board will wait to see if the homeowner requests reimbursement.

**Tree Issue:** Fred Wallen would like his tree removed from the roof line of his home. Cynthia suggested having a tree guy come out for a few hours to get all of the trimming issues taken care of around September. There was a suggestion that homeowners submit potential issues around their homes that are HOA responsibilities. Charlie asked Diggs to draft a potential draft to present to the Board. Cynthia did suggest to be as specific as possible. Sandy Taylor attended the meeting to discuss her concerns about trees and the greenbelt. There are 2 trees on that has 2 broken branches close to the fence around her home. She wanted to know what will be done. The Board will include these areas when the tree company comes out. PPS will contact Kincaid to see what their daily rate is and vote via email to have them perform the work. She also requested replacement of other trees for the future. She would also like to know what the plan is for FLM in the area of the open space by her home. The Board is also requesting that FLM to stop scalping with the weed whacker in the future.

**Approval of Minutes:** The Board reviewed the minutes from the last two Board Meetings. Upon review, Diggs made a motion and Charlie seconded to approve the minutes as presented. Motion passed.

**Financials Review:** The Board reviewed the June 2017 financials. Diggs made a motion and Cynthia seconded to approve the financials as presented. Motion passed 100%.

**Board Discussion**

**Covenant Ratification:** Cynthia went over the changes to the documents and just one of the changes wasn't made. There was also discussion about the verbiage concerning Home Occupations. After discussion, the Board has decided to keep the verbiage as presented. Cynthia will make the changes as discussed with the Board. After the final change, a motion was made and seconded to approve the documents changes as presented by the Board. Motion passed 100%.

**Snow Removal:** PPS presented the Board with the snow removal contract for this upcoming season. The concerns about the street and the area by the mail box. There has been issues over the years about ice in the area. PPS will include this under the special instructions portion of the contract. After discussion, a motion was made and seconded to approve the contract with the additional requests added to it. Motion passed 100%.

**Information Meeting:** The Board would like to get some additional dates in September to have an information meeting. PPS will send a list of dates to the Board.

**ACC Procedures/Ratification of Action Outside of Meetings:** The Board discussed the process of ACC approvals and actions by the Board in the future. Cynthia presented a process for how the Board can operate in the future. A motion was made and seconded to approve the process. Motion passed.

**Vandalism:** There has been vandalism going on in the neighborhood as multiple neighbors have come forward as being victims. There is currently Pokeman going on in the neighborhood which kind of an issue. The Board needs to encourage homeowners to contact the police for any crimes that have been committed within the community. The Board also discussed having a special meeting with a Neighborhood Watch Officer to explain how the program

works. Nick pulled reported of the issues that have been reported to the police within the neighborhood. The Board discussed having a letter sent out to the homeowners about what should be done.

ACC: The Board reviewed a submittal from #33, concerning the replacement of the windows. The Board approved the submittal and they signed the document to be sent to the homeowner by PPS.

The Courtyards at Miramont HOA Board Meeting was adjourned at 7:40 pm. The next meeting will be held September 25, 2016.

Respectfully Submitted,

Sandra Oldenburg  
Vice President  
Poudre Property Services