

Courtyards at Miramont HOA  
Board Meeting  
February 29, 2016

The Courtyards at Miramont HOA Board of Directors was called to order at 6:07 pm. A quorum was present with all Board Members present.

**Election of Officers:** The Board will be electing officers for the 2016 year. There are 3 officer positions that will need to be decided. Randy informed the Board Members that he will not be an officer this year.

President – Bob Heer

Vice President – Diggs Brown

Secretary/Treasurer – Nick Myers

Member at Large – Randy Gorby

A motion was made and seconded to approve the 2016 officers as a slate. Motion passed 100%

**Approval of Minutes:** The Board reviewed the January 5, 2016 Board Meeting. A motion was made to approve the minutes as written. The motion was seconded. Motion passed 100%. The Board would like to put up the draft annual meeting minutes on the website until they are approved at the next annual meeting.

**Financials Review:** The Board reviewed the January 2016 financial statement. There was discussion about the amount spent on Snow and unexpected Aspen Reserve Study that was never paid by Faith. Upon review, a motion was made and seconded to approve the January 2016 financials. There was a discussion of those who are outstanding currently on their assessments. There was discussion of increasing the dues in July to cover the costs for the snow removal. The budget would have to be redone and another annual meeting would need to be held for members to approve.

**Committee Reports:**

*Architectural Review Committee* – Diggs put together the new ARC process for the Board to review. The process is designed to get ARC to assist the homeowners in putting together their submittal. Then the submittal gets sent to PPS to forward on to the Board. PPS will put the changes to the ARC process in the neighborhood standards and include it in the letter to the owners.

*Reserve & Capital Improvements* – The dip into the reserves for the balance on the reserve study. Bob reviewed the balances of the reserves accounts with the Board. There is discussion about possibly moving some of the year end retained earnings over to the General Reserve. Bob asked Diggs if he could get Atteberry to meet with the Board about the pipe issue.

*Communications/Social/Nominating* - There was a discussion about the holiday party expenditure every year. The Board would like to discuss social events in the future. The Board would like to potentially have the summer event on the July 17th.

*Contracts/Covenants* – Randy brought up if the Board wants to move forward with the changes. Melissa is in the process of working on the changes to the policies. There was some discussion about making a smaller change or a full change. PPS will schedule a meeting with Melissa to discuss the legal covenant change.

**Board Discussion:**

*Snow Removal/Drainage Issue* – There was discussion about that needs to be done about the possible water leak or high water table issue. There was also discussion about the snow removal and what can be done and where the snow can be put to prevent the constant ice coverage in front of Cottages 1-8.

*Neighborhood Standards Update* – Poudre Property Services will add the ARC process change to the neighborhood standards for the review of the membership. PPS will give the owners two weeks to review the changes and provide the Board with any comments.

*Other Business* – There is a parking situation happening in the Courtyard side. There are a couple of vehicles that are pushing the parking rules. Bob contact the Fort Collins Mediation Department to try and try and come to an agreement. The Board recommends that the violation process be followed. The Board discussed the additional PPS services, with the additional costs starting March 1. was discussion about putting a boulder in the entrances of the Cottages where everyone is parking.

The Courtyards at Miramont HOA Board Meeting was adjourned at 8:00 pm. The next meeting will be held on March 28, 2016 at 6 pm.

Respectfully Submitted,

Sandra Oldenburg  
Vice President  
Poudre Property Services