

Courtyards at Miramont HOA
Board Meeting
July 27, 2016

The Courtyards at Miramont HOA Board of Directors was called to order at 2:30 pm. A quorum was met with 2 Board Members present.

Parks Dept.: A representative from the Parks Department attended the meeting to answer any questions. There was a discussion of the detention pond area. The City owns the water rights in the pond, the maximum height is controlled by the spillway. There was a concern about the sight line in certain areas of the pond. Cyclist cannot see around the corner of there are pedestrians. The barriers were placed in the areas to deter geese from being in the pond which is why there is a lot of growth. The Parks Department will try and come up with a solution to get better sight lines. The Sod has also been replaced from the snow removal damage in the Winter.

Approval of Minutes: The Board reviewed the minutes from the June Board Meeting. Upon review, Nick made a motion and Randy seconded to approve the minutes as presented. Motion passed.

Financials Review: The Board reviewed the June 2016 financials. There was a couple of billing questions and discussion. Upon review, a motion was made and seconded to approve the financials as presented. Motion passed. The Board reviewed the invoices from Swingle and FLM. With no objections, the invoices were approved for payment.

Committee Reports:

Architectural Review Committee – There was one submittal that was approved. The Board wanted PPS to double check to see if the new form was online.

Reserve & Capital Improvements – The reserves will go down about 10K with the front entrance work. The Board reviewed the \$300 for the plants at the Cottages which was approved.

Communications/Social/Nominating - Karen Raymond has asked for reimbursement for the social gathering.

Contracts/Covenants – The attorneys will do another draft based on the discussions at the meetings and will send out to the Board for review.

Board Discussion

#45 dead tree: PPS has Single taking a look at the tree.

Violations: The Board would like final letter sent out #12 at Courtyards and give them an option to remove or the Board will remove them at their cost.

PPS provided the Board with a tree spraying program costs. Upon discussion, it was decided to spray the trees in 2017 and add the cost to the budget \$1700 for the trees.

The Courtyards at Miramont HOA Board Meeting was adjourned at 3:46 pm. The next meeting will be held on August 22, 2016 at 6 pm.

Respectfully Submitted,

Sandra Oldenburg
Vice President
Poudre Property Services