

**Courtyards at Miramont HOA
Board Meeting
March 20, 2017**

The Courtyards at Miramont Board of Directors meeting was called to order at 6:04 pm
A quorum was present with 4 members presented.

Election of Officers:

President – Charlie Schilling, 1 year term
Vice President – Cynthia Hartman, 3 years
Treasurer – Nick Myers, 2 years term
Secretary – Verna Bodig, 2 years term
Member at Large – Digg Browns, 1 year term

A motion was made and seconded to approve the Officers and Terms as presented. Motion passed 100%. The meetings will be the last Monday of every month.

Approval of Minutes: The Board reviewed the minutes from the November 2016 Board of Directors meeting. Upon review, a motion was made and seconded to approve the minutes as written. Motion passed 100%.

Financials Review: The Board reviewed the financials from January and February 2017. There were a couple of questions on the account balances on the operating and reserves. A motion was made and seconded to approve the financials as presented.

Board Discussion

Covenant Changes – The Board went over the feedback from homeowners on the covenant changes submitted to the owners and based on the meeting. There has been a lot of good feedback and details that came from the meeting. The Board would like to add the addendum language for the leasing portion of the covenants. There was also discussion about who is grandfathered in and what happens when the property is handed over to another family. The Board discussed whether or not to do two separate ballots with and without lease cap. PPS will schedule a meeting with the attorney to go over the wording and the changes to the covenants. Nick went over the AirBNB discussion that is going before the City of Fort Collins. The new proposal is to rezone the neighborhood to prohibit renters from renting out their property through an AirBNB. Nick also came across a document about Homeowner and Board responsibilities within the HOA. Nick suggested that possibly posting this reference online for the Homeowners in case they have questions in the future.

Ash Borer Treatment – The Board reviewed the contract from Swingle for the Ash Borer Treatment. There was discussing about a homeowner paying for the spraying on the open space to prevent the Ash Borer to coming in to their own yard. The Board also discussed on how the Board should proceed with the Ash Borer where it will need to be done every year. Charlie brought up an idea not spraying the common area trees and just focus on the front yards. There was also discussion about phasing out the Ash Borer Trees throughout the community to avoid the spraying in the future. The Board would like to Charlie will select the trees that are not going to be sprayed. After further discussion, a motion was

made to do all the spraying for 2017 and come up with a game plan for future years. Diggs seconded the motion. Motion passed. The Board further discussed the entire program presented by Swingle. Cynthia made a motion to approve the entire tree treatment contract.

Landscape Contract- the Board reviewed the landscape contract from FLM. There is a \$500 increase from the cost last year. A motion was made and seconded to approve the contract for 2017. Motion passed. PPS will sign the contract on behalf of the HOA.

Open Discussion – A homeowner would like to look at the water test to see what is going on with the Water. The Board does not have a problem with presented the report to him.

With no further discussion to come before the Board, The Courtyards at Miramont Board of Directors meeting was adjourned at 8 pm. The next Board Meeting is scheduled for Monday April 24, 2017 at 6 pm at the offices of Poudre Property Services.

Respectfully Submitted,

Sandra Oldenburg
Poudre Property Services
Community Manager