

Courtyards at Miramont
Board Meeting Minutes
September 28, 2016

The Courtyards at Miramont Board of Directors Meeting was called to order at 6: 03 pm. A quorum was present with all Board Members present.

The Board discussed the need to fill Randy Gorby's vacancy on the Board. A motion was made and seconded to have Charlie Schilling fill the position. Motion passed 100%. There was further discussion about Board Terms. There are 3 potential members leaving the Board at the annual meeting so it is important to make sure the terms are staggered.

The Board reviewed the minutes from the August 22, 2016 Board Meeting. A motion was made and seconded to approve the minutes as presented. Motion passed 100%

The Board reviewed the August 2016 Financials. After discussion, a motion was made and seconded to approve the financials as presented. Motion passed. Bob reported that the tree at #15 will wait until next year and the cost will not go over \$500. Charlie asked for an explanation as to the increase in snow removal from last year. There was also discussion about the cost of repairing the street at the Cottages as opposed to the additional snow removal requirements. The ice buildup in the area will also be an issue because of the exposure the street has in the winter. The Board also discussion ash borer spraying. There is a concern that if the trees aren't sprayed then many of them will die. The Board has already approved the spraying for 2017 in the Spring which is prime time to spray for the ash borer. This line item will be specified in the 2017 budget for owners.

Committee Reports:

Architectural Review: The Board discussed looking for a replacement on the committee to fill Anne Unrau's position. Anne resigned from the committee earlier in the week. There was a discussion concerning Digg's absence in December over who will take his responsibilities on the committee. The Board will need to inform the HOA of who to contact in case there is a submittal during that time.

Reserve & Capital Improvements: Bob reported that in a couple of months the funds for the year will be moved from the reserve to the operating account. In the 4th quarter, it is estimated to be around \$26K in revenue.

Communications/Social/Nominating: Bob is currently working on a President's letter to be included with the 4th quarter statements. The Board has discussed over the past two months; not having the holiday dinner this year. The annual cost is around \$1500. The Board suggested possibly asking owner to contribute to the event to keep the costs low. Diggs suggested possibly easing out of the event slowly by reducing annually the HOA contribution to the event. There was also a suggestion that the HOA only cover the costs of the space rent for the event. A motion was made and seconded for 2016 the HOA will only contribute an amount not to exceed \$1000. Motion passed. The Board also discussed closer venues for the event.

Contracts/Covenants: The Board reviewed the 2016-2017 Snow Removal contract for FLM. PPS will sign the contract on behalf of the HOA and send it to FLM. PPS also presented the Board with the updated

documents from the attorneys. The Board will review the documents over the next week and send any comments when completed.

Board Discussion

Neirbo Discussion: The Board discussed the scope of work presented by the hydrologist as well as the latest updated from them. PPS will continue to forward all invoices and updates to the Board as they are received. Charlie stated that he may have a plumber that would be able to the necessary work if any to the subdrain. The contractor has a camera and the capability to clean it out. Bob explained to Charlie the process to date.

The Courtyards at Miramont Board of Directors meeting was adjourned at 7:20 pm. The next meeting will be held on October 24, 2016 at 6 pm.

Respectfully Submitted,

Sandra Oldenburg
Vice President
Poudre Property Services