

**THE COURTYARDS & COTTAGES @ MIRAMONT ASSOCIATION  
GENERAL SESSION MINUTES**

**April 24, 2019**

**NOTICE OF MEETING**

The General Session meeting of the Board of Directors of The Courtyards & Cottages at Miramont Association was held on April 24, 2019 at 2733 Council Tree #200 Fort Collins CO.

**Directors Present**

President                                       Charlie Shilling  
Secretary                                       Gordon Esplin

**Director Absent**

Vice President -Treasurer               Greg Jordan

**CALL TO ORDER**

Becky Stewart called the meeting to order at 6:00 P.M.

**HOMEOWNER FORUM**

Carol Smith attended the meeting to address the problem with noise of the kids playing nearby in the open areas outside of the HOA. Management to ask Genesis Health Club to keep the noise level minimal without all the screaming. Carol will also contact them.

**TREES – BARB ROTH**

Barb Roth, Gordon Esplin and Becky Stewart met a CSU to assess the ash trees and treatment options for the trees. There are 20 ash trees and 11 are larger than 15 inches. The city and CSU are using 15” to determine if the tree should be considered for treatment. The Emerald Ash Board has not been confirmed outside of Boulder and it is inevitable to be found in Fort Collins in the future. The city is not treating any ash trees in 2019 and will assess the situation in 2020. CSU advised the HOA to make a plan to either remove trees that are not healthy, encroach other trees or are very small and not worth savings. A detailed summary was provided for each ash tree in the HOA. They recommended planned replacement with shadow planting with new trees.

Alison OConner, Horticulture Agent at CSU did not recommend spraying the crab apple trees and believes properly pruning is better for the tree to prevent apple scab. She said to hold on spraying the linden trees for aphids unless they are visible and sticky in the tree.

Barb provided a quote to treat the ash tree at \$250 per tree every 2 years. The Board discussed the options for removal at \$1, 000 per tree or treatment costs.

Barb recommended to have 4 ash trees removed near #34 and #12 that are encroaching other trees and are not needed in the open green space and to shadow trees.

The Board thanked Barb for her report and requested she send her recommendations in writing for review at the next meeting. Kincaid to be notified to not treat the crab apples for apple scab and bids for pruning them to be discussed. Barb will monitor for aphids in the trees.

**SECRETARY REPORT**

Be it resolved, upon motion made and seconded the Board of Directors approved the general session minutes of March 28, 2019. The motion passed unanimously.

**TREASURER REPORT**

The March report was tabled for review at the next board meeting.

**LANDSCAPE**

Management met with FLM to conduct the landscape walk. FLM will replace sod where snow damaged the grass and overseed areas that are bare. Management to provide the bid for next month meeting for overseeding. The water will not be turned on until mid May. FLM will no longer pile snow areas where there is damaged concrete Rule Drive. The snow plows have added damaged to the deteriorating concrete drains. FLM to secure loose edging.

**CONCRETE DRAIN**

One bid was received to replace damaged concrete from ABC Concrete and A1 Rocky Mountain Asphalt decided to not provide a bid. Further bids to be requested.

**TREE REMOVED AT THE APTS**

At one time there was a barrier of trees between the apartments and the courtyard homes behind #40. A tree was removed and not replanted. Management to check with the city to see if a new tree should have been planted

**NEXT MEETING DATE**

The next board meeting will be May 29, 2019 at the Council Tree Library at 6 :00 p.m.

**ADJOURNMENT:** There being no further business the Board adjourned at 7:30 p.m.

**Recorded by Becky Stewart – Community Manager**