

THE COURTYARDS & COTTAGES @ MIRAMONT ASSOCIATION
GENERAL SESSION MINUTES
May 29, 2019

NOTICE OF MEETING

The General Session meeting of the Board of Directors of The Courtyards & Cottages at Miramont Association was held on May 29, 2019 at 2733 Council Tree #200 Fort Collins CO.

Directors Present

President	Charlie Shilling
Vice President -Treasurer	Greg Jordan
Secretary	Gordon Esplin

CALL TO ORDER

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

HOMEOWNER FORUM

Anne Unrau attended the board meeting to address the landscape deficiencies at the entrance. There are weeds, irrigation on top of rocks and no annual flowers. FLM has the original plans that the landscape committee provided a few years ago and it is not maintained per plans. Anne stated the mowers need to only use hand mowers in her front due to tree roots. Anne requested a walk through with FLM and owners interested in joining to discuss landscape improvements. Anne requested more email blasts with communications sent to members. Management does email news about landscape, minutes and other matters and is able to blast communications anytime requested if approved by the board. Anne asked that an email be sent about the lights in front that some owners forget to replace or turn on and is concerned with safety of all. The board asked if there is anything in the covenants about owners to be required to keep lights on. There is no mention in the covenants to require outdoor fixtures at garages be kept lighted.

TREES – BARB ROTH

Barb Roths – Tree Committee chair person attended the meeting to present recommendations for ash tree removal, tree replacement, tree trimming and tree spraying .

The board reviewed the 3 bids, maps and recommendations for 2019 to 2020.

Be it resolved, upon motion made and seconded the Board of Directors approved the following :

Due to the future concerns with the Emerald Ash Borer remove 4 ash trees that are the least impactful in open space, smaller, and are crowding other thriving trees per proposed by Fort Collins Tree at the cost of \$2400. There will be plans to replace trees as needed.

Structurally trim 12 crab apple trees when dormant.

Monitor a plan for EAB treatments and shadow plant 5 new trees before some are diseased.

Trim Linden trees at the Cottages in the Fall with cost to be determined

SECRETARY REPORT

Be it resolved, upon motion made and seconded the Board of Directors approved the general session minutes of April 24, 2019. The motion passed unanimously.

TREASURER REPORT

Be it resolved, upon motion made and seconded the Board of Directors accepted the April 30, 2019 financial reports. The motion passed unanimously.

LANDSCAPE

FLM provided a bid to seed and top soil areas that are bare at the cost of \$342.98 There is a strip north at the Cottages by the adjacent property health club that the HOA maintains that needs grass to fill in. Be it resolved, upon motion made and seconded the Board of Directors approved the bid for turf seed and top soil. Motion passed unanimously.

CONCRETE DRAIN

Bids were reviewed for the damaged concrete at the Cottages. Be it resolved, upon motion made and seconded the Board of Directors approved the proposal from ABC Concrete contingent upon the cost \$7,200 includes all joint to joint areas they marked and 6 additional trip hazards. The motion passed unanimously.

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 spoke with Ralph in the forestry department at the city and he has now referred the matter to the zoning department to research if a new tree should have been planted

NEXT MEETING DATE

The next board meeting will be June 26, 2019 at the Council Tree Library at 6 :00 p.m. providing a room is available

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

Recorded by Becky Stewart – Community Manager