

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

**July 24, 2019**

**NOTICE OF MEETING**

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

**Directors Present**

President -Treasurer	Greg Jordan	Term Expires 2021
Vice President	Barbara Roths	Term Expires 2020
Treasurer -Secretary	Gordon Esplin	Term Expires 2021

The Board received a resignation letter from Charles Schilling. Charles family has moved from the community to be closer to family.

**Appointment of Board Member**

**Be it resolved , upon a motion made and seconded the Board of Directors appointed Barb Roths to the Board of Directors to fill the open seat until term expires 2021. Motion passed unanimously.**

The Board thanked Barb for stepping up to fill the open seat and all her time helping on the Tree Committee. Barb has worked with the city and CSU for proper tree care over the past year.

**CALL TO ORDER**

Becky Stewart called the meeting to order at 6:05 P.M.

**HOMEOWNER FORUM**

Diane Johnson and Kathleen Lanning attended the meeting. They live in the Cottages and are concerned with the dry soil from #1 to #8 and do not see that sprinklers are operating. There was a large rock that was hit and moved and maybe a leak at the monument entrance. The edging repairs haven't been completed. They stated the landscapers are very courteous to the homeowners. There is blue paint on the asphalt and source is not known. The seeding in common area at the fence Genesis Club was planted but may need sod.

There were complaints sent by email for tree branches on the ground from hail storm, some concerns with sprinklers and dry turf.

Management to have a landscape inspection with the new supervisor Jayden to look at the landscape that needs attention.

There is concern with a vacant home not being maintained. The owner lives out of the country and a family member who was reached last month stated they would have someone trim up trees and shrubs. Management to follow up.

There was mention of needing good siding companies as the insurance company did not provide the homeowner any recommendations.

**SECRETARY REPORT**

**Be it resolved, upon motion made and seconded the Board of Directors approved the general session minutes of June 26, 2019. The motion passed unanimously.**

## **TREASURER REPORT**

**Be it resolved, upon motion made and seconded the Board of Directors accepted the June 30, 2019 financial reports. The motion passed unanimously.** The Board would like to meet with Poudre Property Services for a financial review. The Board can attend any Monday to Thursday at 3 pm.

## **LANDSCAPE**

There are 2 timbers in the common area by #13 that have deteriorated. The Board approved to replace the landscape timbers at the cost of \$300.

Management to contact CSU to ask Tony who is their turf manager to meet at the community to look at the problems with turf behind #33, in front of #33 and in front of Cottages and at the common area across from Cottages by the Genesis Club

## **CONCRETE**

The concrete work is being completed and there were no problems with parking. ABC Concrete later found an additional curb gutter problem, sent pictures and a bid for \$1,250

**Be it resolved, upon motion made and seconded the Board of Directors approved the proposal from ABC Concrete at the cost of \$1,250 upon clarification of their cost per lineal ft. The motion passed unanimously.**

## **SNOW CONTRACT**

**Be it resolved, upon motion made and seconded the Board of Directors approved the snow contract with the map provided of where the snow is to be plowed. The contract from FLM was signed and membership to be notified of the policy in October. The snow policy was adopted in 2014 and has not been changed. The motion passed unanimously.**

## **HOMEOWNER REQUEST**

A homeowner reported that FLM's crew trimmed shrubs that are not HOA common area and left the clippings. As this was the second time the owner requested a letter of apology. Management to confirm that FLM talked to the owner and that this would not happen again.

## **SOCIAL COMMITTEE**

Committee members Karen Raymond , Lois Reins, Barb Roths and Vi West organized the Annual Picnic and 37 members attended. They are working on the next Holiday Party that is just before the Annual Meeting.

## **STORAGE**

**Be it resolved, upon motion made and seconded the Board of Directors approved to scan documents that are stored so that there will not be a \$85.00-month storage fee for all the boxes. The cost to scan all records will be a one time cost of \$250. The motion passed unanimously.**

## **NEXT MEETING DATE**

The next board meeting will be August 28, 2019. The meeting to be determined as the Council Tree Library is booked

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

**Recorded by Becky Stewart – Community Manager**