

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

**September 25, 2019**

**NOTICE OF MEETING**

The General Session meeting of the Board of Directors of The Courtyards & Cottages at Miramont Association was held on September 25, 2019 at 706 S College #207 Fort Collins CO.

**Directors Present**

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

**CALL TO ORDER**

Greg Jordon called the meeting to order at 6:00 P.M.

**HOMEOWNER FORUM**

None

**SECRETARY REPORT**

**Be it resolved, upon motion made and seconded the Board of Directors ratified prior approved the general session minutes of August 24, 2019. The motion passed unanimously.** The minutes can be approved within a week following the board meetings so that they can be sent and posted sooner for the membership to be updated timely.

**TREASURER REPORT**

**Be it resolved, upon motion made and seconded the Board of Directors accepted the August 31, 2019 financial reports. The motion passed unanimously.**

Greg recommended having an action list of pending projects with costs for the board to review at each meeting. At this time there has been discussion about irrigation upgrades, asphalt work and tree trimming/replacement.

Greg recommended a update to the reserve study be completed in 2020 as the last reserve study was completed in 2015.

**LANDSCAPE**

FLM found a leak in the main line on Boardwalk. The Board met with FLM to discuss options to repair the leak. The water had been turned off during the evaluation and bid process. The Board approved the estimate from FLM to repair the main line break that includes boring, new parts for new main line , labor and new valves at the cost of \$13,700.00.

The large open space behind #33 was discussed where there are large brown grass due to the lack of water. FLM had presented a bid for \$2,000 to split the zones, however, there is a lot unknown below the sod and the cost could be greater. The Board did not approve the cost and FLM is doing some readjustments to the existing sprinklers to see if the problem can be corrected without splitting zones.

Tony Koski – Turf Specialist at CSU provided a report as follows:

1. Shady lawns  
Mature trees are a problem for healthy bluegrass. So in the shadiest of lawns, there are a couple of options. One is to create a mulch circle (or extend the borders of a flower/shrub bed) around the tree to cover the bare soil/thin turf. Eventually, some shade is so severe that NO GRASS SPECIES can survive. It's important to realize that there are some places where grass simply won't grow - no matter the species, how it is watered or fertilized, or otherwise cared for. For less severe shade - where the turf can get a few (2-4) hours of decent sun every day, fine fescues (hard, Chewings, creeping red) can be overseeded into the thinning turf. Do this by core cultivating/aerating heavily (a LOT of holes...about 2 inches apart and 1-2 inches deep), followed by seeding (NO topdressing with soil or anything else after seeding, as it can bury the seed too deeply). I've attached a fact sheet on Fine Fescues for Lawns.
2. Irrigation coverage problems (spacing, low heads, heads popping up crooked, heads not turning, water streams blocked by trees and other vegetation, etc) account for nearly all of the brown spots you are seeing. There is no easy or magical "cure" for these. It comes down to observation, repair, and ongoing maintenance of the system. Sometimes heads can be switched out to overcome coverage issues caused by pressure/water delivery problems - a solution that can be less expensive than re-zoning.
3. The excessively close string-trimming along the sidewalk edges encourages weed invasion because the vigor of the turf is compromised. Additional stresses along sidewalk, driveway and curb edges includes heat, poor irrigation coverage (to avoid overspray onto hard surfaces, and use of salt in the winter). Where turf has been killed due to excessive salt application for ice, overseeding with perennial ryegrass is the quickest and most viable solution. Bluegrass is VERY sensitive to salts in the soil, so it's not a good candidate for overseeding.
4. As far as the poor turf on Rule, my suggestion would be to either:
  - a. Overseed with turf-type tall fescue or fine fescues, or
  - b. Continue the rock out to the curb from where it is now. The rock is a more expensive option, and not necessarily maintenance free. And you will still have to continue with irrigation for the trees.

The report was sent to FLM for their review and input. The report can be reviewed again in the Spring and modification can be made to sprinklers and decisions on over seeded and or more rock.

### **TREES**

FLM has installed the 5 trees. Barb will water them with assistance of homeowners. The trees that were removed will be seeded. The 5 new trees and 5 planted last year need to be wrapped for winter. The FLM contract mentions cost is \$8.00 per tree. The Board approved to have the 10 trees wrapped for winter. Barb offered to do the work if needed.

The Board talked about FLM contract to trim under 10 ft and would like to meet with them to identify trees they can trim. FLM has an arborist who would assist with the tree pruning. Barb will conduct a walk through with FLM to note where trees need trimming in November. Also to meet with Kincaid to see what trees need pruning.

### **WATER AUDIT**

Management Northern Colorado Water Resource Center for a free water audit, however they have many clients and the HOA is now on their wait list. The Board would like to know what they do for an audit.

## **STREETS**

The Board wanted to approve crack sealing for the Spring of 2020 so that the HOA is on their schedule timely.

**Be it resolved, upon motion made and seconded the Board of Directors approved the bid to crack seal Courtyards and Cottages at the cost of \$3,938. The motion passed unanimously.**

Greg will conduct a walk through for any street sealing or repairs later in the winter according to Rocky Mountain's input.

## **LANDSCAPE**

Management had asked FLM for their bid for landscape maintenance for 2020 for budget review.

**Be it resolved, upon motion made and seconded the Board of Directors approved the bid from FLM for landscape maintenance in 2020 at the cost of \$18,907. The motion passed unanimously. The cost for 2019 was \$18,006.**

## **2020 PROPOSED BUDGET**

Management provided a preliminary budget with year to date actual through August. The Board agreed to approve the budget in October with no increase in dues.

## **ANNUAL MEETING**

Management recommended having the Annual Meeting earlier than January each year. The new fiscal year begins in January and statements should be mailed a month prior before the new fiscal year. It was recommended to have the Annual in October, November or early December. The Board would like to have the Annual Meeting in 2020 in January and will discuss changing the month at the next Annual Meeting .

## **ARC FORMS**

Management provided a sample ARC form to update the current form. Gordon will review the forms and provide his recommendation. The Board will discuss at the next meeting.

## **NEXT MEETING DATE**

The next board meeting will be October 23, 2019 at the PPS offices.

**ADJOURNMENT:** There being no further business the Board adjourned at 7:05 p.m.

**Recorded by Becky Stewart – Community Manager**