

THE COURTYARDS & COTTAGES @ MIRAMONT ASSOCIATION
GENERAL SESSION MINUTES
March 31, 2020

NOTICE OF MEETING

The General Session meeting of the Board of Directors of The Courtyards & Cottages at Miramont Association was held on March 31, 2020 by conference call due to governmental health recommendations following the coronavirus for social distancing.

Directors Present

President	Greg Jordan
Vice President	Barbara Roths
Treasurer -Secretary	Gordon Esplin

CALL TO ORDER

Greg Jordan called the meeting to order at 10:03 a.m.

SECRETARY REPORT

Be it resolved, upon motion made and seconded the Board of Directors ratified the February 25, 2020 board meeting minutes. The motion passed unanimously.

TREASURER REPORT

Be it resolved, upon motion made and seconded the Board of Directors tabled the February financials due to not having all statements following the PPS address change. The motion passed unanimously. Gordon and Sandra to have a conference call with Vanguard to set up new signers with the Board members.

INSURANCE

At the last Board meeting the insurance broker Ella Washington attended the Board meeting and discussed all insurance policies. Based on those recommendation to best protect the HOA Ella was asked to provide quotes for added coverage.

Ella provided a quote for adding non- monetary insurance to the Directors and Officers policy. The current coverage for only monetary claim coverage is \$450. The new added coverage for Non- monetary claim coverage is \$1079 per year. An example of a Non-monetary claim would be someone suing the board because they don't like the new RV parking that's being enforced by the HOA, another example would be that a homeowner sues the HOA because they want to paint their house a particular color that wasn't approved by the HOA.

Be it resolved, upon motion made and seconded the Board of Directors approved to add Non- Monetary coverage to the Directors and Officers policy. The motion passed unanimously.

Ella also recommended having a Workman's Comp policy available to cover the HOA in the event a volunteer or board member is injured doing maintenance, or a subcontractor's employee is injured, and their employer does not have proper coverage (the HOA could be named the employer).

Be it resolved, upon motion made and seconded the Board of Directors approved to add Workmans Comp at the cost of \$352 per year. The motion passed unanimously.

The Board would like to increase the Crime and Fidelity coverage from \$150,000 to \$200,000 depending on the cost.

ASPHALT

The Board reviewed 3 bids for asphalt crack seal, repairs, and seal coating.

Be it resolved, upon motion made and seconded the Board of Directors approved the proposal from Estes Valley Asphalt for the Cottages at \$11,803 and the Courtyards at \$15,297. The motion passed unanimously.

LANDSCAPE

The Board reviewed the quotes from FLM for either rock, seed or sod at the Northern open space on Rule Drive that needs attention.

Be it resolved, upon motion made and seconded the Board of Directors approved the proposal from FLM to seed with mixed fescue, top soil , grading with equipment over seeded and aerate at the cost of \$690. Motion passed unanimously.

CONCRETE REPAIR

A bid from ABC Concrete was reviewed to either patch the deteriorated concrete at the mailboxes for \$600 or remove and replace for \$1800. The board agreed that is too costly for such a small area and will ask for quote from a handyman. Management to see if other areas are needed and ask a local handyman to see if there is another option for repair

RESERVE STUDY

The Board reviewed the reserve study and will make some changes based on the new bids for asphalt and irrigation
Be it resolved, upon motion made and seconded the Board of Directors tabled the reserve study for further changes. Motion passed unanimously.

SPRING CLEAN UP AND INSPECTION

Barb and Management to meet with FLM prior to the Spring Clean up in April or May depending on the weather and the Coronavirus.

WATER AUDIT

Management to check with Resource Central for the water audit scheduling.

NEXT MEETING DATE

The next board meeting will be April 27th at 10 am and the location to be determined. The board may need to have have another conference call or a virtual meeting.

ADJOURNMENT: There being no further business the Board adjourned at 11:35 p.m.

Recorded by Becky Stewart – Community Manager