

**THE COURTYARDS & COTTAGES @ MIRAMONT ASSOCIATION**  
**GENERAL SESSION MINUTES**  
**May 26, 2020**

**NOTICE OF MEETING**

The General Session meeting of the Board of Directors of The Courtyards & Cottages at Miramont Association was held on May 26, 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 10:00 a.m.

**HOMEOWNER COMMUNICATION – EMAIL REQUEST**

Homeowner reported geese defecation around the pond and is concerned of a safety hazard when wet on sidewalk from rain and asked that we contact the city.

Homeowner reported that during the recent rain storm the sprinklers were on and wanted to know why the sensor isn't working properly in both Courtyards and Cottages.

Management to contact the city and FLM and follow up with the owners and Board.

**BOARD MEETINGS**

The Board agreed to invite the members to join meetings using Skype with deadline to submit their contact information to the day before the meeting so they can be set up to join.

**SECRETARY REPORT**

**Be it resolved, upon motion made and seconded the Board of Directors ratified the April 28, 2020 board meeting minutes. The motion passed unanimously.**

**TREASURER REPORT**

**Be it resolved, upon motion made and seconded the Board of Directors approved the April financials with correction to the snow budget on the financials. The motion passed unanimously. The Board agreed to keep the Vanguard accounts with Sandra as manager agent as they request one individual to make changes to the accounts. The Board request the bank statements be printed from the website timely and send to the Board. Furthermore, Becky will monitor the CD maturity dates with Gordon and Sandra so that they are rolled over for 1 year at renewal date.**

The Board asked for the accounting of the tree expense year to date.

The Board would like a more simplified financial. Becky to check with accounting on the date this can be completed and will send a summary of the financial report that is over 30 pages.

**LANDSCAPE**

Barb Roths, Kathryn Rowe, Phillip & Anna Chapman, Becky Stewart and Jayden Mosness – FLM attended the landscape inspection. Prior to the walkthrough Management sent an email blast asking for homeowners to send their individual landscape concerns. Management provided each of the 15 homeowner's concerns that were addressed on the landscape walk.

Bids were requested for new irrigation as Jayden recommended to add a new zone at the North side of the Cottages. The area is bare in some areas and grass doesn't grow good under trees or along the front strip. The Board had requested a bid for seed for the area behind Genesis facing the Cottages. Bids were requested to replace dead shrub and raise irrigation boxes. There is a leak next to #33 in the ground and the city was contacted. The city said it is not coming from their water source and Jayden stated it is not the HOA irrigation water. The city stated it may be underground water.

The Board requested that Jayden provide the sprinkler system times of their watering. There were reported broken sprinklers that were repaired and noted on the walk.

**Be it resolved, upon motion made and seconded the Board of Directors approved the proposal from FLM to plant new shrubs at #4 Rule and #46 Boardwalk at the cost of \$135 . Motion passed unanimously.**

**Be it resolved, upon motion made and seconded the Board of Directors denied the proposal for new zone at the cost of \$1500 or for seed including topping and grading at the cost of \$690.00. Motion passed unanimously. The Board agreed for Greg to purchase seed at \$30 and to verify that FLM has made all adjustments to the sprinkler and that they are working. Also, to check with FLM on spraying for weeds so that weeds are sprayed before any weed spraying.**

**The Board to monitor the seepage of water in common area by #33 and ask FLM for the cost to dig a hole and look at underground wiring as they believe it may be on the HOA irrigation side.**

#### **TREES**

Barb Roths and Management met with Kincaid to look at the trees. A bid is forthcoming to trim up broken limbs from trees due to snow damage.

The Board discussed the tree at #16 that was damaged from the snow storm.

**Be it resolved, upon a motion made and seconded the Board of Directors tabled approval of a replacement tree at #16 and requested a breakdown of the cost of \$575 for tree and labor. Motion passed unanimously . .**

#### **WATER AUDIT**

Resource Central will be completing a water audit in the Summer and they requested information on the irrigation system. The Board agreed to send to FLM to reply by mid June.

#### **HAIL DAMAGE**

Owners had been notified by an email or a call if hail damage was not. Most have taken care of the damage and some are waiting on contractors to complete the work. Management to follow up with those who haven't fixed the hail damage

#### **DIRECTORY**

The Board agreed to not distribute the Homeowner Directory until it is updated with new owners and all consent forms have been received to enter personal information to the directory.

#### **NEXT MEETING DATE**

The next board meeting will be June 30, 2020 10 am with Skype and invite all members.

**ADJOURNMENT:** There being no further business the Board adjourned at 11:38 p.m.

**Recorded by Becky Stewart – Community Manager**