

THE COURTYARDS & COTTAGES @ MIRAMONT ASSOCIATION
GENERAL SESSION MINUTES
July 28,2020

NOTICE OF MEETING

The General Session meeting of the Board of Directors of The Courtyards & Cottages at Miramont Association was held on July 28, 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

Homeowners Present

Philip & Anna Chapman and Richard Newmark

CALL TO ORDER

Greg Jordan called the meeting to order at 10:01 a.m.

HOMEOWNER FORUM

Homeowner reported the tree in the common area behind #12 was poorly trimmed and is now lopsided. The homeowner requested an arborist look at the tree for another evaluation . Kincaid Tree who trimmed the tree have an arborist and agreed that the trim was not trimmed satisfactorily. The Board agreed to have another arborist look at the tree. The Board agreed there is an option to fix or remove the tree.

A Homeowner reported that the drain from the pond is blocked and there is standing water in the streets and weeds growing from below the street. Management to contact the city to clear the drain, see what agreement they have with the HOA to keep the pond maintained as past years it is not adequately maintained. Management to contact FLM to remove the weeds.

A homeowner reported there is wasted water running down the streets from the irrigation. This has been brought to FLM attention and a water audit has been completed to help save on water costs.

SECRETARY REPORT

Be it resolved, upon motion made and seconded the Board of Directors approved the June 30, 2020 board meeting minutes. The motion passed unanimously.

TREASURER REPORT

Be it resolved, upon motion made and seconded the Board of Directors approved the June financials. The motion passed unanimously.

There will be a credit on financials for refund from American Family Insurance for a double payment and credit refund in the amount of \$2,030.

PRELIMINARY BUDGET

Management provided a preliminary budget with year to date actual income and expenses for 2020, actual income and expenses from 2019, and proposed costs for 2021. The Board agreed to change the snow budget for 2021 to be \$15K to better align with what we have spent this year and last. After this adjustment, reserve contributions for 2021 are expected to be \$21,131. We recently had a reserve study done which indicated that we should be contributing more like \$34,170 next year to reserves. Given this significant shortfall, Greg will take another look at the reserve study expected expenses and bring a summary to the next meeting where we will consider if we need to propose a dues increase.

The Board would like to look at the snow contract and make any changes needed for the bid for snow 2021.

BOARD DISCUSSION

WATER AUDIT

The Sprinkler Consultation Report by Resource Central was reviewed by Resource Central. Resource Central is a non profit organization with programs to help save water , conserve energy and reduce waste at no cost to the HOA. There were 21 broken head, many blocked by shrubs, noted areas where the water could be reduced and some increased. The Board agreed to send the audit to FLM, ask them what they propose to do based on the audit and that Greg would be available for a ½ day to go through the zones for repair and to see where the HOA can save on water costs.

SPEEDING

There have been 4 owners with written complaints regarding the speeding of teenagers, delivery trucks, mail man and others in the community and safety is of great concern. The Board talked about having speed bumps installed and would like to obtain bids for 3 speed bumps (2 at Cottages & 1 at Courtyards). This COULD be at least a partial solution to the speeding problem."

RAM WASTE

Over the past two months there have been many complaints of missed trash pick up of both rubbish and recycle pick up. The supervisor at Ram Waste stated that due to COVID 19 there have been problems that caused delays and that they are working to improve service.

Management reached out to another provider and the cost is \$6.00 greater per owner , per month At this time, the board does not support going with a different provider and increasing our HOA costs by \$4500/year. We will continue to push RAM for better service.

LANDSCAPE

Barb Roths reported that the landscape provider for another quote for miscellaneous items was not received and another landscape company has been contacted for new shrubs for #1 and raising the irrigation boxes. Greg offered to add soil and seed at the edging at #30.

It was observed that the suckers at the base of trees are not being removed. The Board agreed that the cost to remove fescue from the bluegrass north of the pond is not warranted at this time and we will leave the grass as it is.

TREES

Barb is monitoring the new tree at #16. Barb is meeting with tree companies for Ash tree removal and/or treatment bids due to the Ash Borer disease.

NEXT MEETING DATE

The next board meeting will be August 25, 2020 with Zoom and invite all members. The annual meeting will be in November at the location to be determined.

ADJOURNMENT: There being no further business the Board adjourned at 11:48 p.m.

Recorded by Becky Stewart – Community Manager