

**THE COURTYARDS & COTTAGES @ MIRAMONT ASSOCIATION**  
**GENERAL SESSION MINUTES**  
**June 30, 2020**

**NOTICE OF MEETING**

The General Session meeting of the Board of Directors of The Courtyards & Cottages at Miramont Association was held on June 30, 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 violation of a renter parking on the street and the owner is to be contacted regarding their tenants not following the rules. Management to send the owner a courtesy letter and contact them.

Homeowner attended the meeting virtually to report the snow damaged tree in the common area wasn't trimmed properly and is lop sided. Management to contact the tree contractor to look at the tree and what can be done to beautify the tree.

Gordon has been reaching out to anyone who wants to join the Skype meetings, Management to send the next meeting notice with the invitation for the July 28<sup>th</sup> meeting,

**SECRETARY REPORT**

**Be it resolved, upon motion made and seconded the Board of Directors ratified the May 26, 2020 board meeting minutes. The motion passed unanimously.**

**TREASURER REPORT**

**Be it resolved, upon motion made and seconded the Board of Directors tabled the May financials. A outstanding check needs to be researched and the expense for streets shown on the reserve expense report and not the cash flow operating account. The motion passed unanimously.**

**LANDSCAPE**

Barb Roths provided the following detailed report of the past month landscape maintenance needs.

A bid from FLM was received for \$695 for shrubs to be replace dying Barberrry shrubs at the side of #1

The Board agreed that seemed costly and not the best choice to replace as existing that are not doing good.

The Board will review another landscaper bid who may help with small job and maybe less costly. The Board tabled the item for further review.

There are irrigation boxes that need repair and the most urgent boxes that need repair are as follows

1. Front yard Courtyard #9
2. two sunken boxes at the southwest end of the sidewalk coming down toward the pond
3. northwest corner of Courtyard #18. Total of four boxes.

Three boxes have broken lids that need to be replaced.

1. north of Courtyard #41

2. south end of the sidewalk between Courtyard #38 and #39
3. northwest corner of Courtyard #33. Total of three new lids.

FLM gave a general estimate of \$100 per box elevation. The Board agreed to get another bid from another landscape and tabled the item for further review

Due to the notification that the ash borer disease is damaging Ash trees; the Board agreed to continue the removal plan for trees per CSU's report and based on location of the tree. The Board requested three bids for the removal of two ash trees between Courtyard #32 and #33 and one at the south side between #2 and #3 Boardwalk Drive.

There will be discussion on removal/ treatment of remaining 14 Ash trees. The Board to consider treatment in the Spring of 2021 which will be needed every other year for the life of each Ash tree.

The Board requested bids for cost of treatment.

Unfortunately a Pinon tree in back of Cottage #14 is not doing good and Kincaid Tree stated the tree has adequate irrigation and maybe getting additional water from owners and/ or the shrubs at the base of the tree maybe a factor when they were planted and competing with the water source. The tree to be monitored.

The committee to watch for Aphid infestation on Linden trees and obtain bids to treat aphs if they develop.

The bid for dormant structural trimming of Crab Trees at the cost of \$360 is on hold for the Fall.

Trees to be trimmed as needed after summer growth. FLM will trim branches within their contract and bids will be obtained for any additional trimming in the Fall.

The Board requested bids for correction the problem soil amendment at the edging of #30

The Board asked for FLM to give their input on the non blue grass growing by the controller box behind #3 at north side of the pond and if it should be removed or leave to take over growing.

## **BOARD DISCUSSION**

The water audit was completed by Resource Central at no cost to the HOA last week and the results have not been submitted yet

The Board reviewed the action list and noted that FLM has completed their tasks over the past month with plantings, watering and other tasks timely. The new supervisor has been proactive and timely with landscape requests.

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

## **NEXT MEETING DATE**

The next board meeting will be July 28, 2020 10 am with Skype and invite all members.

**ADJOURNMENT:** There being no further business the Board adjourned at 11:32 p.m.

**Recorded by Becky Stewart – Community Manager**