

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

NOTICE OF MEETING

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

Directors Present

President	Greg Jordan	2021
Treasurer	Gordon Esplin	2020

Directors Absent

Vice President	Barbara Roths	2021
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CALL TO ORDER

Greg Jordan called the meeting to order at 10:00 a.m.

BOARD DISCUSSION

Connexion

The Board and a homeowner are working on the Right of Entry agreement which gives Connexion crews permission to construct and service fiber lines in the HOA,

EDGING #1 AND #30

The Board reviewed a bid for repairing the edging that has deteriorated from soil mitigation and possibly tree roots. The Board agreed completed a walk around as there may be other areas to prioritize repair by the most damaged first. The Board agreed that #1 and #30 need most attention.

Be it resolved, a motion was made and seconded to approve the proposal from Steve Roth to repair the edging at #1 and #30 at the cost not to exceed \$600.00. Motion passed unanimously. FLM quoted time and material and could be up to \$600 to \$800 for unit #30 alone; however, never provided a written estimate. The cost to be expended from the landscape extras #4530.

LANDSCAPE

Barb Roth was willing to check with nursery's to purchase plants for #1. The bid reviewed from FLM for 5 new shrubs, install and fees was \$605. The nursery will plant the shrubs at ½ the cost of plants.

Be it resolved, a motion was made and seconded to approve 3 plants to replace the dead shrubs for 903 Rule #1 side common area in the Cottages at the cost of \$213. Motion passed unanimously. The cost to be expended from #4530.

PRELIMINARY BUDGET

The board reviewed the year to date expenses, anticipated expenses for 2021, and the reserve study of 2020. The cost for insurance has increased due to added coverage. The landscape extras and sprinkler costs will be over budget for this year. Snow removal is already over budget for the year. Landscape costs are increasing 5% next year. The recommended reserve allocation from Advance Reserve Solutions is \$34,170. At current level of dues, it looks like we would only be able to contribute \$18,000 to reserves. The board will prepare a detailed packet of information & send to all homeowners in September along with a board proposal for dues next year.

ASH TREE REMOVAL

Over the past two years, the Board has been following plans to remove Ash Trees in phases due to the Emerald Ash Borer disease.

**Be it resolved, upon motion made and seconded the Board of Directors approved the following :
Due to the future concerns with the Emerald Ash Borer remove 3 ash trees that are the least impactful in open space, smaller, and are crowding other thriving trees per proposed by Kincaid Tree at the cost of \$4,630 .Motion passed unanimously.**

SNOW CONTRACT

The Board reviewed the 2020 contract and would like to provide FLM a snow map and use the same contract specifications adding also - only to hand shovel the south side street gutters.

SPEED HUMPS

The Board tabled adding speed humps and will look into Slow Down speed signs. The Board asked a homeowner to help provide the cost per sign to post.

The next board meeting will be September 28, 2020 with Zoom.

ADJOURNMENT: There being no further business the Board adjourned at 11:30 p.m.

Recorded by Becky Stewart – Community Manager