

**THE COURTYARDS & COTTAGES @ MIRAMONT ASSOCIATION**  
**GENERAL SESSION MINUTES**  
**February 22, 2021**

**NOTICE OF MEETING**

The General Session meeting of the Board of Directors of The Courtyards & Cottages at Miramont Association was held on February 22, 2021 by Zoom 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**

Unrau, Anne  
Phil and Anna Chapman

**CALL TO ORDER**

Greg Jordan called the meeting to order at 10:07 a.m.

**HOMEOWNER FORUM**

Anne Unrau joined the meeting to discuss the sensors on the garage door lights for protection. There are some homeowners that are dimming their lights and it is getting darker around the neighborhood. The Board will encourage homeowners to keep their lights brighter so add the extra protection.

Anna Chapman joined the meeting to inform the Board that they collected and received directory information from homeowners. The directory is ready to be sent out to owners. Anna asked where she could store the forms that were filled out. PPS will archive the forms with all other HOA documents.

**SECRETARY REPORT**

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

**TREASURER REPORT**

**Be it resolved, upon motion made and seconded the Board of Directors to table the January 2021 financials. The motion passed unanimously.**

The Board discussed the overages from water for the year and the additional costs that were billed by City of Fort Collins. Sandra stated that another CD will be coming due soon, the Board would like to wait and put \$30K in a CD so there are three instead of 4 CDs to renew. The Board would like to see if there can be an accrual statement with the financials instead of cash basis. PPS also expressed that there are no excuses for the recent mistakes will not be tolerated at all and that we hope to give the Board piece of mind moving forward with PPS services.

**BOARD DISCUSSION**

**Renters**

There are currently 13 households that are renting. This means that the HOA has hit the cap for renters within the community. The Board would like to put together a notice to all Owners to inform them of the renter percentage. The Board would also like to inform any potential buyers of the rental status. PPS will add this to the status letter that is sent to the Title company.

**Architectural Review Committee**

There is currently a vacancy on the ARC Committee. The Board would like to put this in a newsletter to the owners. They would also like to remind homeowners that they need to submit for approval. The Board would also like to ask owners that if they are interested in serving on the committee let the Board know. Barb offered to put the newsletter together.

**NEXT MEETING DATE**

The next meeting date will be on March 29<sup>th</sup> at 10 am.

**ADJOURNMENT:** There being no further business the Board adjourned at 10:53 a.m.

**Recorded by Sandra Oldenburg – Community Manager**