

**COURTYARDS OF MIRAMONT COMMUNITY ASSOCIATION
GENERAL SESSION MINUTES
JANUARY 29, 2018**

NOTICE OF MEETING

The General Session meeting of the Executive Board of the Courtyards at Miramont was held on January 29, 2018 at 706 S College, Fort Collins CO.

Directors Present

President	Charlie Shilling	2018
Vice President	Cynthia Hartman	2020
Secretary	Verna Bodig	2019
Treasurer	Nick Myers	2019
Member at Large	Diggs Brown	2018

Also Present

Becky Stewart, Community Manager

CALL TO ORDER

President Charlie Schilling called the meeting to order at 5:05 P.M.

HOMEOWNER FORUM

SECRETARY REPORT

Be it resolved, upon motion made and seconded the Board of Directors approved the general session minutes of November 27, 2017. The motion passed unanimously.

TREASURER REPORT

Community Manager Becky Stewart stated there is \$32,299 in the checking account and \$141, 296 in the reserves savings account. **Be it resolved, upon motion made and seconded the Board of Directors accepted the December 2017 financial statements. The motion passed unanimously.**

AMENDED & RESTATED DECLARATION

Management provided communication from attorney following their review of the ballots received. Melissa Garcia with Hidman Sanchez who confirmed that a total of 42 ballots required votes were returned by the stated deadline in order for the A&R Declaration to pass. After verification, they prepared to record the A&R Declaration; however, upon closer inspection we recently discovered that there were two different deadline dates stated on the ballots/cover letters that were returned: (1). One set included a deadline date of November 2nd, which is the return date on the original final cover date/ballot we prepared, and (2) the second deadline date was November 4th. Because of this technicality error they recommend another ballot be sent. The Board agreed to have the ballot sent again for vote to amend the declarations. The Bylaws passed as they have a lesser approval requirement and there were more than enough ballots returned within the deadline.

BUDGET REVIEW

The Board reviewed the budget that was approved by action without a meeting on January 5th which does include having the management fees paid from operating and reflected at \$12,000 per year.

ROAD PLANNING

Becky Stewart provided information noted in the 2015 reserve study as follows :
Cottages were slurried in 2013 with projected cost for major overlay and repairs worst cost \$40,040 – due 6 years --- Savings should be \$40 by 2025
Boardwalk was tapermilled and overlaid in 2013. Remaining life is 26 years at \$57,000.
Both streets need a slurry .. every 5-7 years and is due in 2 years at \$24,000.

Becky will contact A1 Rocky Mountain to meet on site to look at the streets and their condition and provide a proposal for future work needed.

WATER LEAK

The board would like to discuss the water leak at mail box and lifting concrete at the next board meeting.

COMMUNICATIONS

The board agreed to have more communications with the members with email blasts, posting at the mail boxes and website.

The HOA email and contact list will be available for members to make changes to the directory.

NEXT MEETING DATE

The next board meeting will be on February 26th

ADJOURNMENT: There being no further business the Board adjourned at 5:45 for sign in registration and annual meeting at 6:00 p.m.

**Recorded by Becky Stewart
Community Manager PPS**