MINUTES

COPPER CREEK NORTH HOMEOWNERS ASSOCIATION (HOA)

BOARD OF DIRECTORS MEETING

May 30, 2019

I. CALL TO ORDER

The meeting was called to order by Lisa Cox at 7:00 pm at 2484 Park Vista St., #C

II. ROLL CALL OF OFFICERS

Present: Lisa Cox (President), Paula Willis (Vice-President) ,Clarke Cohu (Secretary), Amy Wright (Treasurer) , Abby Akin (Media Manager) Absent: None. Lisa Cox left the meeting at 8 pm with Vice-President Paula Willis presiding until adjournment.

III. APPROVAL OF MINUTES

Minutes from the Board Meeting May 30, 2019. Motion to approve with noted revisions made by Clarke Cohu, seconded by Abby Akin, and passed by a vote of 5 to 0.

IV. MEDIA'S MANAGER'S REPORT

a. Status of Website development.
The website isn't live yet. There was a discussion about releasing the website as a soft Go Live instead, to afford the opportunity to adjust and trial run the site, prior to releasing. Abby is populating the website with links for the gazebo reservations, the CSU Extension Service for native plants and trees suitable for Copper Creek North, a link for homeowners to access HOA and DRB Minutes and Agendas and other notices to the CCN homeowners on varied topics.

b. Results of May 18, 2019 CCN HOA Meet 'n Greet
The quarterly Newsletter in July will post the Meet 'n Greet event.

c. Items for the July Newsletter
Abby is gathering topics for the next newsletter. The HOA Board is also encouraged to submit topics to Abby for consideration. Clarke is supplying graphics for the topics which Abby will be placing in the newsletter. Abby will work during June to inform Clarke which graphics are needed.

There was also a discussion about using the HOA email with Board approval to post interim topics which may arise between the release of the quarterly newsletters that the Board may decide necessary to inform the CCN home owners.

V. SECRETARY'S REPORT

a. Contract for regular maintenance on Monro pump for irrigation.
Three contractors have responded to a request for servicing the pump. Grand Junction Pipe, Scott's Pumps and WD Yards. Each contractor has viewed the pump for the scope of service. The basic requirements as expressed by these contractors is proper shut down/winterization, interim inspection of pump during season and proper start up. It has been suggested by the Board to have 2 members of the HOA Board present at shut down with Arnie Gurule and the service contractor. The parts cost that were damaged due to improper shut down last year were just over $800, without labor, which averages around $75 per hour. Currently, the Board

has one service contractor pricing. Clarke will acquire the other 2 proposals and report to the Board as they become available. Clark and Co. and Arnie Gurule have reported to different Board members that the 3 pressure gauges in the pump system housing may not be functional. This is also due to improper winterization, as these gauges contain water and need to be removed prior to freezing. At the time of start up in the Spring, these gauges are reinstalled.

The secretary has suggested to the Board to brand the newsletter and the website visual contents to achieve continuity throughout our communications with CCN.

VI. TREASURER'S REPORT

a. Status of HOA checking and savings accounts (income/balances)
Amy has scheduled a meeting with Sunni Gagler on Monday to reconcile an open balance difference of about $840 between Copper Creek Builders and CCN HOA checking and saving accounts. Amy presented to the Board a monthly income and expenses accounting, and expenses by vendor details.

b. Status of payment of HOA dues.
There are a few houses currently in closing. These HOA dues for 2019 are expected to be paid in the closing settlement to CCN HOA.

c. Expenses/Invoices due or paid
All expenses and invoices are paid and have been reported in a monthly accounting, which was presented to the Board.

VII. VICE-PRESIDENT'S REPORT

a. Vice-Presidents Update
Paula presented the Secretary with a records copy of the Beckner Power Insurance Policy jacket for CCN HOA D&O and General Liability coverage. The City of Grand Junction's Community Development Department sent the HOA a contact name and address return form so that our subdivision can be notified of adjacent building developments. Lisa Cox is the HOA contact person. Paula has started to research the Directors & Officres insurance and General Liability insurance for comparative costs quotes. Having the same term dates for both policies is preferred.

Records retention will be discussed in a future meeting.

VIII. PRESIDENT'S REPORT

a. Update on gazebo painting/staining
Copper Creek Builders is aware of the gazebo work yet to be completed. The weather has interrupted staining and painting. There was a question of whether the hand rails between the posts would be sanded first, to avoid someone getting splinters. If rough hone wood was used, then sanding will not happen because it would not make a difference in the final finish.

b. Possible improvements for Entrada Vista Park (Filing 1 Park)
There was discussion of ideas on how to address a more suitable usage for the slab of concrete currently in place. There was an idea of an all-weather bench and table unit for home owners to bring their own umbrella. These and other ideas will be discussed at a future meeting and presented to Silas for Copper Creek Builders to consider for improvement.

Amy will email Linda Spinner regarding HOA dues for a house closing in June. The realtor will then contact the HOA for a copy of current Minutes.

IX. DESIGN REVIEW BOARD'S REPORT

The DRB is receiving about 6-8 requests per month for landscaping and construction projects. The application process is still unfolding as the DRB works to get the applications to home owners as email attachments. All requests for landscape and construction except one have been received through the HOA email account. The application isn't available to home owners to download yet. It will become available as a link on the website or through notification in the newsletter. The DRB receives a request for landscaping and construction review from the P. O. Box address. These letters are then delivered to Jim Barratt, who reviews them for their completeness. Through email letters from the DRB to the home owners, a communication system is then engaged to inform as record to both the DRB and the home owner the status of the application process.

There was a suggestion from the HOA Board that the DRB adopt and manage a spreadsheet that tracks from incept to completion all home owner construction and landscape projects.

X. OLD BUSINESS

a. Update on Private Property signs.
Lisa has a contract with Bud's Signs. She is currently waiting to review a proof of the signage prior to production. Lisa will circulated this proof to the Board members for review/approval prior to having the signs fabricated and installed.

b. Draft Reservation form for use of CCN HOA gazebo (Amy)
Amy presented a printed draft sample of the gazebo reservation and use agreement.

c. Consider rules and hours of use of CCN gazebo-Continued from May 9, 2019 meeting
After some discussion, the Board decided to include more detail regarding the hours of the gazebo use. Board members were invited to submit ideas to Amy and Lisa. They will present a draft at the next meeting.

d. 2019 CCN budget and recurring operational costs-Continued from May 9, 2019 meeting.
This topic will be addressed at a future meeting.

XI. NEW BUSINESS

a. National Night Out (August 6, 2019) Add to July newsletter.
There was discussion regarding the announcing of this event to the home owners with the participation of the Grand Junction Police Department, if the CCN HOA registers by July 31, 2019. Paula will inquire about this and report back to the Board. The posting of this event will be through the July newsletter. There was additional discussion of the topics to be included in the newsletter, such as Save the Date and community volunteering for a landscape committee, possibly as an extension of the DRB. This is also covered under the Media Managers Report, (c.)

b. Landscape Committee to address broken infrastructure and landscape issues. Need Chair.
This topic will be addressed at the next Board meeting.

XII. NEXT MEETING

Next meeting is Thursday, June 13, at 7:00 pm at Paula's house.

XIII. ADJOURNMENT

A motion to adjourn was made by Abby, seconded by Paula and passed 4 to 0.
The meeting was adjourned by Paula Willis at 8:40 pm

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