

The Meadows at Coal Creek Homeowners Association, Inc.
Board of Directors Meeting
July 16, 2001

Attendees: Board - Phil Barton, Marian Carr and Ron Cummings. Homeowners –Michael Reis and Kristen Kawalczyk , Camille Zia-Shakeri

Call to Order

Phil Barton called the meeting to order at 6:35 pm.

Approval of Prior Meeting Minutes

The minutes from the June meeting were reviewed and approved by all Board members.

ACC Violations/Homeowner Complaints

Two homeowners interested in pursuing an arbor addition within the MCC rear setbacks presented their views on the issue. The homeowners indicated they would approach the City of Louisville and request a variance of the PUD requirements from the Planning Department. Mr. Reis presented information that indicated that adjacent homeowners with 500 feet of the request would be sent a letter from the City to determine if there was opposition to the proposal. It appeared that if both homeowners sent requests to the city, the entire neighborhood would be canvassed with respect to their feelings on construction of the two arbors within the setbacks. The Board discussed the MCC process for an approval of this nature. The Board felt that the homeowners should obtain city concurrence and in doing so demonstrate that neighboring homeowners were not opposed to the structure. If 75% of the neighborhood did not oppose the arbor, the homeowners could then seek approval from the ACC. If the ACC rejected the application, the homeowners could still petition the Board of Directors for approval.

The Board will check with legal counsel to see if the Board could interpret lack of complaints during the City PUD variance process sufficient to determine community feelings or if the Board must do a vote to determine community sentiment regarding encroachment into the setbacks for the two homes in question.

At this time, both sets of homeowners requested that the Board not pursue a community vote to change the CC&Rs with regard to setbacks. Both homeowners felt the Board's time was best spent attempting to modify the onerous 75% approval requirements for any changes to the CC&Rs.

On another ACC issue, the Board voted to ask the ACC to clarify for the community the CC&R requirements for exterior paint colors. The current CC&Rs are unclear with regard to acceptable color choice, make note of a color chart of which the Board is not aware, and provide no unambiguous guidance on color choice. The Board requests that the ACC prepare exterior finish color guidance to the community to help members select acceptable color palates when exterior painting is needed. The color chart should be prepared and provided for Board approval and distribution to the community.

Cherry Street Stain Letter to Community

A letter is being drafted to present three options for community voting. The letter shall outline three basic options regarding the fence: (1) Keep things as they are now (i.e., homeowner maintained except for areas the PUD defines as HOA maintained (e.g., Outlot A); (2) HOA takes over 100 percent of fence maintenance for whole community with associated costs; and (3) HOA maintains Cherry Street exterior and HOA-owned fences, homeowners maintain all other fences and interior of Cherry Street Fence with associated costs. A vote of 51% (simple majority) will be sufficient to establish a quorum for determining

community preferences, as this is not a modification to the CC&RS. Once a simple majority is established, the majority of the quorum will carry the vote.

Status of Outlot A Letter

The letter will be reviewed for the August meeting.

Distribution of Resolutions

The resolutions discussed at the annual meeting will be distributed with the next newsletter.

Approval of annual meeting minutes

The approval of the 2001 annual meeting minutes was postponed until the August meeting.

Landscape water issues

Ron is meeting with the City of Louisville to finalize an agreement to obtain drip water for irrigation on the triangle and walkways that are not currently served by water. The west side appears to have sufficient water and the east has less but landscaping there may still be feasible. Ron will coordinate with the landscaper to obtain a bid for the rocks and shrubs landscaping now contemplated.

Newsletter Approval

Another draft will be prepared to accommodate modifications to the above discussed arbor issue.

Financial Statement

The budget and actuals were reviewed. The checking account financial statements for this and the prior month and returned checks were reviewed.

Approval of Invoices & Writing of Checks

The following invoices were paid:

- Town & Country Trash
- Orten & Hindman – legal advice.
- Post Net – copies
- Marian Carr – office supplies
- Blade Runners – landscape maintenance

Adjourn

The next board meeting will be Monday August 20, 2001 at 6:30 p.m. With that the meeting was adjourned at approximately 8:45 p.m.