

THE MEADOWS AT COAL CREEK HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Wednesday, October 19, 2016 6:00pm

Called to Order: 6:15pm

Location: Louisville Library

Attendees: Composing a quorum were Larry, Kate, Russel, Scott, and Juli. Representing the ACC were Valerie, Rick Lein, and Elizabeth. In attendance from the community were Julie Stone, Ron Cummings, and Linda Norberg.

Approval of Minutes: The minutes were read and an addendum to the annual meeting minutes was made by Larry. Said addendum was that the HOA is not responsible for fence repair directly due to the home owners landscaping. Kate motioned to approve and Russell seconded. The motion passed.

Financial Report: The current balance in HOA accounts totals \$19,159.06. Our annual picnic had a final cost of \$608.96 which came in below budget. There were 60 people in attendance.

ACC Report (Valerie Buennemeyer): There were six paint approvals, one exterior structural approval, one fence approval, and one front porch decking replacement approval. One courtesy letter was sent out.

Business: The walkways are a job still in progress. There is a stump in need of removal that has some rebar which needs special attention. There are also more rocks coming to add to those already laid.

The City of Louisville was contacted about overgrown bushes in common entryways. They offered to pull out said bushes but then the HOA would be responsible for that entire area moving forward. Scott, Russell, and Larry voted against having the city remove the bushes while Kate abstained. Larry will talk with Carlos about bids for maintaining these city owned bushes.

The bids to repair fences were reviewed; including bids for staining the HOA owned fences along Cherry St. There was a motion to take \$4k from the Cherry budget item and to move the funds one year out so as to put in new posts on the HOA owned CA style fences and upper rails on the Cherry St. fence. Adding in to repair or replace as necessary, Kate motioned to approve, Scott seconded, and the motion was approved by Scott, Kate, Larry, and Russell. Juli abstained.

A 2017 budget was reviewed. Larry motioned to approve its adoption, Russell seconded, and all approved.

2017 homeowner dues will be going out Jan 2. Scott will draft the verbiage for the late fees increase from \$15 to \$25 and will include our HOA website information.

A memo was drafted informing home owners that the HOA will not be cover fence repair costs caused by homeowner landscaping problems. This memo will be sent to all Home owners immediately. A motion to approve the memo being sent was unanimously approved.

Adjourned: The meeting was adjourned at 7:18pm.

Next meeting: A December meeting was discussed, but since the 2017 budget was approved there is no need and one will not take place.