



**Board Meeting Minutes
March 6, 2017**

I. Roll Call/Called to Order

The regular meeting of the Board of Directors for the Coal Creek Village Master Association was called to order at 6:19 at the Lafayette Public Library located at 775 Baseline Rd in Lafayette, CO. Quorum was established with the following Board member present: Shelley Thomas, Nancy Vaughn, Dennis Hanke, Dan Benjamin, Rosemary Frid and Leigh-Ann Zaharevich. Dudley Kirkpatrick was absent.

Homeowners Present- Lynn & Bob Dodge, Julie Mensik, Karen Alonge, Steve Clendening, Dawn Long, Jan Zurliene, Bill Bolduc, Elaine Iverson, Judy Vines, Ron Spalding, Brandon Newcomer & Chelsea Ivsin

Also present was Peggy Ripko representing Colorado Management.

II. Homeowner Open Forum

No homeowners had items for the forum.

III. Minutes Approval

The Board reviewed the minutes from the August 15, 2016 Board meeting. There were two corrections. Mr. Hanke made a motion, seconded by Mr. Benjamin, to approve the minutes as amended. Motion passed unanimously.

IV. Management Report

The Community Manager gave an update on the status of the Association.

Action Taken:

The Community Manager reviewed a recommendation from the Association's attorney regarding property taxes due on parcels that were quit claimed to the Association. The Board agreed to pay the taxes up front and then work to pursue the developer for the taxes paid.

The Community Manager discussed communication received from a representative at Cal-Atlantic regarding repairing of concrete behind the Attached Model homes. The Board requested the community manager contact the representative and set up a meeting.

V. Association Business

- a. Mulch- The Board reviewed a bid from Brightview to add mulch to the planting beds in the community. Tabled.
- b. Trailers in the community/Parking Concerns- As there are no rules in the community regarding the parking of trailers, the Board agreed to convene a Committee to review the rules & regulations of the community to ensure they are compliant with state law and meet the needs of the community. The Board also stated that they will work with the city to send out notices regarding parking on the streets during snows.
- c. Homeowner Request- The Board reviewed a request from the homeowner at 672 Casper Drive who would like to put a privacy fence around his property to prevent people from walking in his yard. The Board will request additional information from him. Tabled.
- d. Homeowner Suggestion- The Board reviewed a request from a homeowner who would like to bring all of the Associations in the community together as one community. The Board stated this is not feasible at this time but might be something to be considered in the future.
- e. Electrical Repair- The Board discussed repairs needed by the west entrance due to construction crews cutting the lines. THE Board asked the Community Manager to set up a meeting to discuss.
- f. Ratify Decisions



- i. Board Member number & appointments- Mr. Hanke made a motion, seconded by Ms. Vaughn, to ratify the decision made via e-mail to expand the Board from 5 to 7 members and appoint Leigh-Ann Zaharevich and Rosemary Frid to the Board. Motion passed unanimously.
- ii. Dog Waste Contract- Mr. Hanke made a motion, seconded by Ms. Vaughn, to ratify the decision made via e-mail to remove the dog waste tasks from BrightView and contract with Pet Scoop Services. Motion passed unanimously.
- iii. 2017 Budget- Mr. Benjamin made a motion, seconded by Mr. Hanke, to ratify the decision made via e-mail to approve the 2017 budget with an increase to \$42/month. Motion passed unanimously.
- g. Basketball Hoop Rules- To be included with the committee as described in item b above
- h. Attorney Engagement Letter- Mr. Benjamin made a motion, seconded by Mr. Hanke, to retain Orten, Cavanagh & Holmes as the Association's general counsel on a non-retainer basis. Motion passed unanimously.
- i. Water Bills/Landscape Study- The Board agreed that Mr. Hanke will work with representatives of the North & Attached Homes Boards to review the water responsibilities and landscaping in the community.
- j. Winter Watering- The Board let the homeowners know that they approved winter watering to be done to ensure the health of the community's trees.

VI. Financial Report

There were no questions regarding the financial report.

VII. Adjournment

There being no further business to discuss, the meeting was adjourned at 7:55pm.