



**Board Meeting Minutes  
June 5, 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 6:20 at the East Simpson Street Coffee Company located at 414 E Simpson St, Lafayette, CO 80026. 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- Jack Austin, Lynn Dodge, Robert Dodge, Bill Bolduc, Dawn Lenz, Judy Vines, Steve Clendening, Deb McCormick, Maria Fernandez, Cathy Pai, Kim Woods

Also present was Peggy Ripko representing Colorado Management.

**II. Homeowner Open Forum**

Homeowners asked about weeds in the community and rule enforcement relating to trash cans.

**III. Minutes Approval**

The Board reviewed the minutes from the March 6, 2017 Board meeting. There was one correction. Mr. Hanke made a motion, seconded by Mr. Benjamin, to approve the minutes as amended. Motion passed unanimously.

**IV. Financial Report**

There were no questions regarding the financial report.

**V. Management Report**

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

**VI. Association Business**

- a. Board Terms- Ms. Zaharevich & Ms. Frid were appointed to the Board earlier in 2017 but terms had not been established. Mr. Hanke made a motion, seconded by Ms. Thomas, to have Ms. Zaharevich have the 1-year term (expiring December 2017) and Ms. Frid have the 2-year term (expiring December 2018). Motion passed unanimously.
- b. Rule Amendment- The Board discussed the best way to get community feedback regarding updating the rules & regulations. The Community Manager will be sending an e-mail blast with a survey for homeowners to complete.
- c. Fine Waive- The Board agreed to waive a \$50 fine as the violation has been corrected.
- d. Pet Station- The Board discussed the request from a homeowner to install additional pet stations. They stated it's not necessary in the location specified as there are two stations a block away.
- e. Electric Repairs- Tabled
- f. Board Tasks- The Board discussed the best way to track items the Board is working on. A tab will be added to the weekly action item list the Community Manager sends out.
- g. Landscape Maintenance Policy- Mr. Hanke made a motion, seconded by Ms. Thomas, to approve the landscape policy as drafted by the attorney. Motion passed unanimously.
- h. Homeowner Request- The Board reviewed a request from a homeowner in the Attached Homes to install a fence to prevent damage to his property. The Community Manager will investigate where the irrigation lines are and ask the Attached Association Board for their input.
- i. Budget Update- The Board reviewed recommended changes to the Association's spending to incorporate the full cost of the water bills.
- j. Ratify Irrigation Repairs- Mr. Hanke made a motion, seconded by Ms. Thomas, to ratify the decision made between meetings to authorize required irrigation repairs. Motion passed unanimously.



- k. Trees & Landscaping- Mr. Hanke will be convening a Landscape Committee to review landscaping & tree needs in the community.

**VII. Adjournment**

There being no further business to discuss, the meeting was adjourned at 8:13pm.