



**Board Meeting Minutes
October 11, 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. Dudley Kirkpatrick and Leigh-Ann Zaharevich were absent.

Homeowners Present- Ruth Hartley, Kyle & Paula Fossum, Harsh Murari, Cathy Pai, Kim Woods, Bob & Lynn Dodge, Ron Spalding

Also present was Peggy Ripko representing Colorado Management.

II. Homeowner Open Forum

Homeowners asked about safety in the community.

III. Minutes Approval

The Board reviewed the minutes from the June 5, 2017 & August 7, 2017 Board meetings. There was several corrections. Mr. Hanke made a motion, seconded by Mr. Benjamin, to approve the minutes as amended. Motion passed unanimously.

IV. Financial Report

There was one error on the financial report that the Community Manager will get corrected.

Action Taken: Mr. Hanke made a motion, seconded by Ms. Thomas, to approve a foreclosure action on account 102202340/638 Casper Dr. Motion passed unanimously.

V. Management Report

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

VI. Association Business

a. Ratify E-mail Votes

- i. Remove/Replace Dead Trees- Mr. Benjamin made a motion, seconded by Mr. Hanke, to ratify the decision made via e-mail to remove & replace dead trees in the community for a cost of \$15,660. Motion passed unanimously.
- ii. Mow Drainage Area- Mr. Benjamin made a motion, seconded by Mr. Hanke, to ratify the decision to ask the landscape company to mow the drainage areas in the community. Motion passed unanimously.

b. Appeal of ARC Decision- The Board reviewed the appeal of a decision made regarding 619 Jackson St's ARC submission to paint a mural on the garage door. The appeal was denied.

c. Native Area Mowing- The Landscape Committee will review this and report back to the Board.

d. Fence Request- The Board reviewed a request from 672 Casper to install a fence in their area. It was approved with the following conditions:

- i. An ARC form must be submitted for the location of the fence
- ii. A plan must be submitted with specific layout of the fence and details for fencing around the tree on the edge of the property
- iii. All Association irrigation must be moved outside of the newly fenced area at the homeowner's expense, not simply capped off. Any additional heads or repairs that must be made to ensure the proper functioning of the system will be at the homeowner's cost. However, all irrigation work must be done by the Association's landscape company.



- iv. Irrigation system must be documented via photographs that it is fully functioning both before and after the work is done to ensure it is working correctly and there is proper coverage.
- v. If the east side of the fence is not adjacent to the concrete trickle channel, the grass in that area must be removed, irrigation removed and rock added. All work must be completed by the Association's landscaper at the homeowner's cost.
- e. Landscape Contract- Tabled
- f. Ash Tree Treatment- The Community Manager will gather more information about this
- g. 2018 Budget- Tabled
- h. Homeowner Appeal- Mr. Hanke made a motion, seconded by Mr. Benjamin, to waive the fine for 326 Golden Gate Drive. Motion passed unanimously.

VII. Adjournment

There being no further business to discuss, the meeting was adjourned at 8:48pm.