



Coal Creek Paired and Patio Homes

Meeting Minutes

February 10, 2018

- I. Roll Call/Call Meeting to Order** – A Board meeting of the Coal Creek Village North Paired and Patio Villa Homes Association was held on Monday, Feb. 10, 2018 at the Woods resident, located at 1332 Lander Lane. 9:00 am. A quorum was established with the following Board Members in attendance: Cathy Pai, Mike Ziniel, Kim Woods
- Homeowners, Residents and Property Managers Present:** None
- Others Present:** None
- II. HOMEOWNER OPEN FORUM-** None
- III. BOARD MEETING MINUTES APPROVAL-** None
- IV. MANAGEMENT REPORT-** None
- V. FINANCIAL REPORT-** None
- VI. ASSOCIATION BUSINESS**
- A. Management Companies - The Board determined that severing the relationship with CMA was in the best interest of the Association. The Board reviewed 3 proposals for professional management companies. Additional information and clarification was needed. Decision pending that information. Final determination to be made February 17/18 and addendum to be added to these notes.*
 - B. Maintenance Report – The board reviewed the open and closed CMA work orders and the reporting process to affirm accuracy and flow with Peggy’s departure..
 - C. Construction Defect Update - The Board reviewed the Draft Complaint served on CalAtlantic and Ryland on 1/23/18 (filed 1/19/18) and timeline provided by the lawyer. This action is in the lawyers’ hands.
 - D. Master Association Communication – Given that the Master HOA has communicated that they are no longer mailing Master Association updates or policies, the Board discussed strategies for reaching out to Homeowners in the North who do not have computer access. At present, a Board member will contact the few Homeowners known to be without computers/email.
 - E. Master ARC Committee – The Board discussed the Master’s request for Committee participation. The Board will reach out to Dan Benjamin (Master ARC) regarding the continuation of the current North Board interactive process with the Master ARC.
 - F. Master Landscape Committee – The Board discussed the Master’s request for Committee participation. The Board will reach out to the North Landscape Committee requesting that they initiate contact with the Master Landscape Committee contact, Dennis Hanke, to structure a process that will provide continued interactive involvement between the North and Master Landscape Committees.
- VII. ADJOURN-** There being no further business to discuss, the meeting was adjourned at 11:30 am.



***Final determination of Management Company** – On Feb. 18, 2018 via email communication among the Board, the Board of **Coal Creek North Paired & Patio Homes Association** was unanimous in their choice of **Special District Management Services, Inc. (SDMS); 131 Union Boulevard, Suite 150; Lakewood, CO 80228-1898.** The SDMS manager for the community is Peggy Ripko.

The Association Board approves that SDMS open an account on behalf of their Association at First Bank. The signers are the current Board Members. As of February 18, 2018, the signers are: Cathy Church Pai, Kimberly A. Woods, and Michael Ziniel.