



Coal Creek Paired and Patio Homes

Meeting Minutes

April 16, 2018

- I. Roll Call/Call Meeting to Order** – The regular Board meeting of the Coal Creek Village North Paired and Patio Villa Homes Association was held on Monday, April 16, 2018 at the Woods resident, located at 1332 Lander Lane. The meeting was called to order at 6:10pm. A quorum was established with the following Board Members in attendance: Cathy Pai, Mike Ziniel, Kim Woods

Homeowners and Residents Present: None

Also present was Peggy Ripko, CAM, AMS representing SDMS, Inc.

- II. HOMEOWNER OPEN FORUM-** None

III. BOARD MEETING MINUTES APPROVAL

The Board reviewed the minutes from the February 10, 2018 board meeting. Ms. Woods made a motion, seconded by Mr. Ziniel, to approve the minutes as presented. Motion passed unanimously.

IV. MANAGEMENT REPORT

Ms. Ripko gave an update on the status of the Association.

V. FINANCIAL REPORT

Ms. Ripko reviewed the financial. There were no questions.

VI. ASSOCIATION BUSINESS

- A. Ratify Decisions- The Board ratified two decisions made via e-mail between meetings as outlined below:
1. 1326 Lander Lane- Ms. Pai made a motion, seconded by Mr. Ziniel, to ratify the decision made via e-mail to fix the roof at 1326 Lander Lane at a cost of \$2,340. Motion passed unanimously.
 2. Fertilizer- Ms. Woods made a motion, seconded by Ms. Pai, to ratify the decision made via e-mail to change the fertilizer specifications in the landscape contract with Brightview to be a one-time application Caliber Cote instead of the 3 regular fertilizations included in the contract. Motion passed unanimously.
- B. Work Order Process- The work order process will remain the same, which is requests for work orders be sent to the Community Manager and forwarded on to the Board for review prior to issuing the work order.
- C. Homeowner Contact Information- the Board discussed ways to get the e-mails of homeowners in the community. The Community Manager will send out letters to those homeowners requesting the information.
- D. Grounds Committee- The Board agreed that the process that was previously in place regarding Grounds Committee requests will continue now that SDMS is under contract.



The Grounds Committee will contact the Community Manager who will approve if contractually able to or forward to the Board for approval.

VII. ADJOURN- There being no further business to discuss, the meeting was adjourned at 11:30 am.