



Coal Creek Paired and Patio Homes

Meeting Minutes

May 14, 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, May 14, 2018 at the Bob Burger Recreation center, located at 111 West Baseline Road. The meeting was called to order at 6:05pm. A quorum was established with the following Board Members in attendance: Cathy Pai, Mike Ziniel, Kim Woods
- Homeowners and Residents Present:** Terese Ziniel, Donna Johnson, Sharon Gibson, Linda Cleeland, Elaine Iverson, Ed Billingsley, Jan Foster
- Also present was Peggy Ripko, CAM, AMS representing SDMS, Inc.
- II. HOMEOWNER OPEN FORUM-** Homeowners asked about the transition, the update from the construction defect case, and landscaping.
- III. BOARD MEETING MINUTES APPROVAL**
The Board reviewed the minutes from the April 16, 2018 board meeting. Ms. Pai 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 financials, which is the last set of financials to be prepared by Colorado Management. There were no questions.
- VI. ASSOCIATION BUSINESS**
- A. Homeowner Requests- Trees- The Board reviewed the request from the homeowner at 1660 Lander Lane. The Board agreed the tree will be replaced this year.
 - B. As Tree Treatment- The Board reviewed bids to get the ash trees either treated or removed. The Board agreed removing them is the best option, and the Landscape Committee will be doing that over the summer.
 - C. Garage Door Violation- The Board instructed the Community Manager to send a violation for a damaged garage door.
 - D. Landscape Committee Processes-
 - The Board asked the Community manager to send out an e-blast regarding water use rules per the City of Lafayette, as well as a general one about landscape maintenance in the community.
 - The Board discussed a rabbit repellent the Landscape Committee had tested. It is an organic compound and is working to protect the plants. The Board authorized the Committee to move forward using it in the community.
- VII. ADJOURN-** There being no further business to discuss, the meeting was adjourned at 7:30pm.