



**Coal Creek Paired and Patio Homes
Meeting Minutes
October 8, 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, October 8, 2018 at The Hive, located at 414 E. Simpson St. The meeting was called to order at 6:02pm. A quorum was established with the following Board Members in attendance:, Cathy Pai, Kim Woods, Mike Ziniel

Homeowners and Residents Present: Elaine Iverson, Linda Cleeland

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

II. HOMEOWNER OPEN FORUM-

Ms. Cleeland gave an update from the Landscape Committee:

1. Boulder County offers free trees but they were too big for the North areas, but she will be letting the Master Board know for future use.
2. Ash Trees- There are 7 trees that are going to be removed. All of the homeowners know they will be removed and the Landscape Committee will do the work as they have time.

III. BOARD MEETING MINUTES APPROVAL

The Board reviewed the minutes from the July 16, 2018 board meeting. Ms. Pai made a motion, seconded by Mw. Woods, 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

The financials were handed out and a brief review given.

VI. ASSOCIATION BUSINESS

- A. Gutter Replacements- Tabled
- B. Governing Documents- The Board discussed updating the Governing Documents. The Community Manager will reach out to the Governance Committee to start this process.
- C. Snow Contract- Ms. Woods made a motion, seconded by Mr. Ziniel, to approve the snow contract with Brightview on at time & materials basis. Motion passed unanimously.
- D. Insurance Proposals- Tabled
- E. 2019 Budget- The draft budget was reviewed; approval tabled pending receipt of landscape and insurance numbers.

- VII. ADJOURN-** There being no further business to discuss, the meeting was adjourned at 7:20pm.