

THE MEADOWS AT COAL CREEK HOMEOWNERS ASSOCIATION

2016 Annual Meeting of the Members

Tuesday, June 7, 2016 7:00pm

Call to Order: The meeting was called to order at 7:05pm.

Location: Louisville Rec Center, 900 W. Via Apia.

Determination of Quorum: A quorum was not met.

Approval of Minutes: Juli read the minutes from the previous annual meeting. Gerry moved to approve them, Chuck seconded, and the minutes were approved.

Financial Report: There is \$14,527.65 in the HOA checking account, \$13,202.69 in a savings account. Kate provided an explanation of the 10 year budget plans. Copies of this budget were sent to homeowners with dues notices as well as posted on website. Details of 2016 budget were read and can be found on the MCCHOA website. After walkway renovations are complete there is expected to be a reserve of \$11k. There was a motion to approve the report, Rick R. seconded and the report was approved.

ACC Report: Valerie discussed the matter of dead trees on home owners' properties. These trees have been given time to recover, which time has now expired. There are a dozen or so trees needing work and notices have been sent to the related homeowners.

Betsy covered the discussion of the common walkways. The top 2 competitive bids were Dat Nyugen who provided a bid of approximately \$10k and Carlos who came in around \$7k. It was suggested that we use 100% rock fill because of irrigation issues. Carlos's bid is preferred because it might leave money for fencing.

Andrew presented on the preference of some homeowners that vegetation be added to the rockfill in common areas.

Since a quorum was missing a straw vote was taken. Results were 24 votes for rock only and 16 votes for rock with vegetation. This will leave the matter to the board to decide. After much discussion there was a motion to leave this with the board by Rick L., seconded by Chuck. Final director's vote was 4:3 in favor of the immediate implementation of the proposed ACC plan (Rock only).

Rick R. presented his research on the legality of sheds on our properties. Current city ordinances do not allow any sheds. A loophole was pointed out that any home owner wanting to add a shed would need to attach it to their existing structure so that it is additive to that home. The addition would have to adhere to all property requirements and CC&R's such as structure, design, color, and would have to go through the ACC application process. Home owners will need to adhere to city requirements as well, including building permits.

Presidents' report: Juli Culver is approved for position of secretary.

Larry reported no updates for pending HOA litigation.

SB05-100 updates will be listed on website and a policy notebook will be accessible by request.

New Business: There was discussion of city requirements and PUD guidelines for fencing and walkways. It was determined that the PUD has a firm fence style in place, which can be changed through an existing process but will take several months. Also, the city will not make any changes if there is contention within the housing community.

Andrew spearheaded a discussion of whether perimeter fences along common areas would need to be reevaluated as to their current budget plan of replacement in 9 years. It was discussed that some posts and fences need repairs or replacing prior to that. Some neighbors have understood that the style of fencing is completely up to the homeowners to determine (ie: CA fencing can be adjusted) however it was explained that this understanding was in error. These perimeter fences are maintained by the HOA. It was requested and discussed that we get a contractor to make an inspection and determine repair schedule. Potentially we may need to move this budget item up. It was suggested that we take the \$6k from next years' budget for Cherry fence re-staining and put it towards replacing these CA styles.

The neighborhood picnic will take place in 2016. Volunteers sought.

There was a suggestion that late fees for dues be increased to \$25/month vs. the current \$15. There was a motion to approve this by Carrie, seconded by Elizabeth. Motion passed.

Open Forum:

Kristi led a discussion about bee safety including a request for the community to avoid neonicotinoids and select pesticide free plantings. Further information can be found at www.beesafeboulder.org. Information about having a bee safe neighborhood will be posted on the MCCHOA website.

Adjourned: There was a motion to adjourn by Larry, seconded by Valerie. The meeting was adjourned at 8:25pm.