

The Meadows at Coal Creek Homeowners Association, Inc.
Board of Directors Meeting
October 16, 2001

Attendees: Phil Barton, Marian Carr, Rick Lien, Mike Reis, H. ZiaShakerie, and Dave Wilkinson

Call to Order

Phil Barton called the meeting to order at 6:32 pm.

Approval of Prior Meeting Minutes

The minutes from the September regular meeting and the October Special meeting were reviewed and approved by all Board members present.

Options for Fence Maintenance Review/Discussion

Decided to obtain quotes from surveyor for front Cherry Street Fence and Western Outlot A fence only to save costs. Other fence locations are only important if the community votes to have the HOA take care of all fences. If that occurs, the affected homeowners can be solicited to give the Board written permission to care of the fence, and therefore their location is not material. The HOA fences on the walkways appear sufficiently marked with respect to survey pins to feel confident that those fences lie on HOA property. The surveyor was contacted but has not yet responded.

Discussion of ACC Issues

The ACC met with City of Louisville Planning Director Paul Wood to discuss and document his perspective on variances and/or modifications to PUD restrictions, specifically regarding the arbor issue and encroachment into the setback. See attached notes of the meeting. It is clear that the Board must ascertain the feelings of community on this issue for several reasons, including the thought that it may be our "only favor" from the City and to determine if the community really wants this change to the PUD.

The ACC delivered a "color chart" to the Board in accordance with the Board's request that the ACC provide the community with guidance on color selection for exterior painting. Colors were provided for both house paint and trim as well as deck stain. The Board will review and, pending agreement, have the ACC send a letter to the community to inform them of the color chart and the process for getting exterior paint colors approved. Also will discuss the color chart in the next newsletter.

Meeting with Community Members to Discuss Variance Status

Met with two homeowners interested in putting up arbors within the rear setback. One homeowner had already erected the arbor and is currently trying to obtain permission to keep the structure via permission from the HOA/community/ACC/City of Louisville. The ACC meeting with City of Louisville Planning Director was reviewed with the homeowners and the issues were discussed.

The homeowners, Board, and ACC agreed to the following process:

- Homeowners will form a committee to develop the "proposal" to the community for modifying the PUD via an administrative change. This group will set forth the specific criteria for the arbor structures and present this information to the Board and the ACC. A member of the ACC will be on the committee.
- Once the proposal is complete, the Board will have the community vote in some manner (via post card or other method) to obtain 75% approval for this PUD change. The Board will require

75% approval, as the setback issue is part of the current CC&RS. If 75% approval is not met, the matter will be dropped.

- The Board will discuss with City of Louisville, if 75% is a number the City feels comfortable with for “strong support” from the community.
- If the community votes for this change, the Board will work with the City to achieve the wishes of the community.

Financial Statement

The budget and actuals were reviewed.

Adjourn

The next board will be meeting will be Monday November 19, 2001 at 6:30 p.m. With that the meeting was adjourned at approximately 8:05 p.m.