

THE MEADOWS AT COAL CREEK HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Wednesday, April 6, 2016 7:00pm

Called to Order: 7:02pm

Location: Kate Love's residence

Attendees:

Board Members: Kate Love, Larry Brassem, Scott Buennemeyer, Juli Culver, Rick Ruffino (also ACC), and Charles King (also ACC).

ACC Members: Valerie Buennemeyer, Charles King, Rick Ruffino, Mary Boulet, Betsy Hoag, Lucy Lucke, and Elizabeth Rayburg.

Community Members: Ranell and Andre Philippou, Rob and Marion Sewell, Rose Gilbert, Liz Ann, Perry, and Blake Nelson, Ken Russo, Mary Boulet, and Paul Williams.

Approval of Minutes: Minutes of the November 18th meeting were read by Larry Brassem. Kate Love moved to approve, Charles King seconded.

Financial Report: The financial report, 1st quarter budget and multi-year plan were reviewed by Kate Love. All dues have been paid.

Open Discussion: The meeting was opened to questions at 7:07pm.

CA Fencing along walkways: Marion Sewell brought up a question about the fencing budget. It has been noticed and reported that posts aren't holding up and discussed that 9 years might be too far to wait for budgeted repairs. It was suggested that we begin a review process to determine what fencing is desired, get bids, approvals, and perhaps update the repair schedules. Kate Love brought up that part of those fences were dictated by the city. It was determined that the best course of action would be to bring the topic up at the annual meeting and in the meantime Marion will discuss with the city.

Bookkeeper: Collection of Dues was discussed. There was discussion about the validity of hiring a bookkeeper and related expenses. Discussed was heated at times and getting sidetracked so Betsy Hoag suggested to end the discussion for the sake of time and those wishing further discussion could take it up privately.

ACC Report (Valerie Buennemeyer): On Nov 30th there was an ACC Architectural Improvement Request to install a permanent basketball hoop off a driveway. A walkthrough showed that other owners had similar structures and ACC rules did not specifically prohibit a basketball hoop. Due to the majority ACC vote at the time, however, the request was denied. (There had been concern over proximity to a neighbor's window). Applying owners plan to bring the subject up with the board.

Other Architectural Improvement Requests:

434 Orchard Way requested modification to a pathway and installation of solar panels- was approved.
736 Apple Ct requested to replace some windows and was approved.
741 Orchard Dr requested modifications to a garage door and front door and was approved.
405 Orchard Dr requested permission for modifications to front landscaping and was approved.

Landscaping on walkways- Marion suggested that a fellow neighbor, Dat, do the work. The landscaping plan was reviewed and the board will request a bid from Dat.

Presidents report (Larry Brassem): The MCCHOA is in process of preliminary litigation. Legal counsel was sought and a response will be sent.

Snow plowing: Plowing was regularly done according to contract but there had a complaint about ice on sidewalks. Salt was put down same day. There is a 24hr window for maintenance; the City of Louisville reported that due diligence had been completed.

Dues: A question of raising late fees on dues to \$25 was entertained. The topic will be brought up at annual meeting.

Annual meeting: The meeting has been moved from June 8th to June 7th, at the Louisville Recreational Center.

Notification of events: There was a suggestion to better inform residents of meetings and agendas. Kate moved to email residents of notice and minutes, motion passed. The board secretary will send these notices.

Sheds: The CC&R's and Architectural Guidelines state that no structure under 2000sf (ranch style) or 2400sf (11/2 style) can be built and placed on a site NOR can more than one structure be placed on a site. This has historically been interpreted that sheds are therefore not allowed. Rick has suggested putting together a design for sheds that could then be discussed and possibly approved. The details of such a design are expected to be presented at the Annual meeting.

Basketball hoops: The precedence of hoops and whether they should, or have been, allowed either cemented in, portable on the street, or directly on a garage was discussed. Scott moved to approve Mr. Russo's basketball hoop, Kate seconded, approved.

Adjourned: Motion to adjourn by Rick Ruffino, Scott Buennemeyer seconded. Meeting was adjourned at 8:19pm.

Next meeting: Wednesday May 11th, 2016 at 7pm. Location 484 Orchard Way.