

**THE MEADOWS AT COAL CREEK HOMEOWNERS ASSOCIATION, INC. BOARD OF
DIRECTORS MEETING
Wednesday, May 11, 2016 7:00 P.M.**

- **Call to Order** 7:00pm

- **Attendees**

Board Members: Larry Brassem, Scott Buennemeyer, Russell Gaspari, Chuck King (ACC) and Kate Love

ACC Members: Valerie Buennemeyer and Betsy Hoag

Community Members: Delores King, Andrew and Ronell Philippou

- **Approval of Minutes:** Previous Board Meeting Minutes were read and approved 4 – 1.

- **Financial Report (Kate Love)**

Checking Balance: \$14,306.52

Reserve Balance: \$13,202.13

Total: \$27,508.65

All dues collected.

HindmanSanchez legal fees: 2.1 hours billed re: lawsuit thus far.

In addition, if we need to use the law firm for reviewing the SB05–100 policies that are required for the HOA to have in place, it might affect the budget for other projects and the need for special assessments.

Kate Love's recommendation – if the legal fees continue to rise, may need to reduce the planned amortization and postpone some of the capital we planned on spending.

Pending: \$100.00 revenue from 1 property that transferred.

Motion to approve treasurer's report made by Russell Gaspari, Scott Buennemeyer seconded. Motion approved.

- **President's Report (Larry Brassem)**

Haven't heard from the attorney re: lawsuit – we don't know what the hourly rate is (only that 2.1 hours have been billed).

Landscape proposals: see below (discussed what was in the proposals).

- **ACC Report (Valerie Buennemeyer)**

712 Apple Court landscape (tree) request was approved.

Sent an email to the ACC members to do a neighborhood walk re: dead trees.

- **SB05-100**

Went over and discussed the 9 policies that are mandated by State of Colorado for HOA's to have:

- Policy and Procedures for Covenant and Rule Enforcement
- Adopting Procedures for the Conduct of Meetings
- Policy and Procedure for Inspection and Copying of Association Records
- Policy and Procedure for Collection of Unpaid Assessments
- Board Member Conflicts of Interest
- Procedures for Adoption and Amendment of Policies, Procedures, Rules, Regulations or Guidelines
- Dispute Resolution Policy and Procedures
- Reserve Study
- Investment of Reserve Policy

Suggested corrections will be made and submitted to the Board of Directors for review and approval. Once all the policies have been finalized, they will be put on the website and in a policy book.

- **Landscape Proposals**

- Domingo Sosa Lawn Services \$13,500.00. No detail.
- Tom Pham \$3400.00. Breakdown as follows: \$1400.00 for Orchard Wy side. \$1800.00 for center section by Orchard Dr. Did not include east side of Orchard Dr. (just 2)

- So's Landscaping (Plan A) \$10,960.00. Breakdown as follows: \$2190.00 for east side of Orchard Wy. \$2940 for west side of Orchard Dr. \$5830.00 for the center section between Orchard Dr and Bike path.
- So's Landscaping (Plan B) \$8490.00. For just replacing all of the present mulch etc.. with river rock and two layers of fabric.

Formed concrete was suggested by someone in the community to Larry Brassem. No bid has been obtained.

Discussed concern around irrigation for any plants/trees not being possible for the HOA to provide.

Discussion around river rock (having different sizes, not just 1.5").

Andrew Philippou will try to form a subcommittee with the neighbors that are adjacent to the walkways to get a plan together and see if there is any possibility for the neighbors to provide irrigation for the establishment of the plants/trees.

- **Other Business**

Annual Meeting Agenda topics were briefly discussed.

Annual Meeting is June 7, 2016 at 7:00 pm at the Louisville Recreation Center.

Regarding Nextdoor.com: Scott Buennemeyer will send out another email (along with the previous memo on the subject 07-2015) to the HOA homeowners reminding them that the HOA doesn't conduct business on Nextdoor.com or other social media sites.

Brief discussion around Annual Picnic.

- Adjourned: Motion to adjourn by Russell Gaspari, Scott Buennemeyer seconded. Meeting was adjourned at 9:08 pm.