

THE MEADOWS AT COAL CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Monday March 6th, 2017 7:00pm

Call to Order: Larry called this meeting to order at 7:08pm.

Location: 484 Orchard Way, Louisville.

Attendees: In attendance were Kate Love, Scott Buennemeyer, Russell Gaspari, Dede and Chuck King, Larry Brassem, and Juli Culver.

Approval of Minutes: Previous minutes were read by Juli, motioned for approval by Kate, seconded by Russell, and approved.

Financial Report: The financials were reviewed by Kate. Kate discussed how the budgets were closed out for 2016. The year of 2016 ended with \$15,718.97 in reserve while there remained a few minor items yet to clear in January. There was a discussion of a billing system vs. a cash system- the current treasurer felt the cash system was easier for operating but allowed for some element of challenge when prospective buyers need access to the HOA's financial info.

Currently, the biggest variables in our budget are the fencing estimates. Inflation and additional expenses might add variability. There was a suggestion to consider a manmade product alternative instead of more redwood. More discussion around changing our format from a for-profit program to depreciation formatted budget.

Open Discussion:

ACC Report (Valerie Buennemeyer): The ACC was not officially represented at this meeting, they will report at the next meeting. Larry mentioned a few complaints about garbage bins being left out. There were also complaints about a bike and some sporting equipment left long-term on a property as well.

Presidents report (Larry Brassem):

Entryways: The entry way vegetation has been discussed at prior meetings and was discussed again. There was a suggestion that we could perhaps call our city representative, Chris Letchkey, and put pressure on him about tidying up the entry way trees and bushes. Do we want to keep pushing the issue with the city or just budget it in to maintain ourselves? It was decided to have them trimmed by the HOA (update: completed).

Fence maintenance: An idea was brought up and discussion ensued about maintaining the same style of fencing or turning it over to the individual homeowners to maintain privately.

Fence repairs: Recent repairs cost approximately \$2,000 to replace 22 posts and all cross members.

Dues collection: All HOA yearly dues are received with the exception of 2 members unpaid.

New business: Volunteers are being sought for the board positions opening up. The HOA annual meeting is scheduled for June 7th, 2017. A list of volunteers is desired beforehand so we can vote on it at the meeting. There was a request to the secretary, Juli, to send an email out to members reminding them of regulations regarding trash and requesting volunteers for the open board positions.

Adjourned: There was a motion to adjourn this meeting by Larry at 7:41pm. Seconded by Russell and approved.

Next meeting: There will be a board meeting sometime near May, time and place still yet to be determined. The annual meeting is June 7th at the Louisville Recreation Center.