

THE MEADOWS AT COAL CREEK HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Wednesday, August 12, 2015 6:30 P.M.

- **Call to Order:** 6:30 pm

- **Attendees:**

Board Members: Larry Brassem, Scott Buennemeyer, Chuck King (also on ACC), Kate Love and Rick Ruffino (also on ACC)

ACC Members: Mary Boulet, Valerie Buennemeyer, Rick Lien, Lucy Lucke and Elizabeth Rayburg

Community Members: Dal DeVries, Dolores King, Gerry Phillips, Angie Rose and Marion Sewell

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

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

Secretary position: still in need of a volunteer.

Picnic: Scott Buennemeyer sent out a Survey Monkey URL via email to all homeowners with the results of the recent Picnic Survey. Gerry Phillips raised concerns about how he thought picnic was approved at the last annual meeting. It was stated that it was just a straw poll then since there wasn't a quorum of homeowners. A vote was taken and the Board unanimously approved having the picnic. Scott will contact Liz Ann Nelson to see if she is still able to organize and plan the picnic and will send out an HOA-wide email telling the community what to expect next such as an "evite." Scott will also include the HOA website address in that email. Kate Love and Marion Sewell offered to help Liz Ann with the picnic.

- **Financial Report (Chuck King):**

Balances: checking \$9,264.26; reserve \$5716.28; total liabilities and equity \$14,980.54

Chuck stated there was no activity in the last month.

Reimbursed Scott Buennemeyer \$27.00 for State of Colorado DORA (HOA registration)

Discussion on updating quickbooks. The online version was brought up as a way to always have the latest version, just use a browser on any platform and share with another person. This will be investigated.

- **ACC Report (Valerie Buennemeyer):**

ACC Meeting was held Wednesday, August 5, 2015.

Neighborhood Walk was done on Tuesday, August 11, 2015. Courtesy Notifications are being drafted and will be distributed soon.

Chuck King provided a drawing with measurements and plant types (trees & grasses) for the middle HOA walkway. He went over this and stated he had staked out the walkway per the drawing. Rick Ruffino discussed getting a detailed plan and drawing together for the bid documents and will have it ready for the next board meeting. In the mean time this walkway needs to be weeded and cleaned up.

Rick Ruffino discussed putting together a shed proposal with images to present at the next annual meeting in 2016. Rick stated that the ACC will collect and compile some images of what members think a shed could look like as part of a shed "standard" proposal including size and scale. Rick Lien mentioned that a previous ACC and Board had interpreted from the ACC guidelines that sheds were not permitted. The guideline then was that if you wanted exterior storage it could be attached to the house or in a screened storage area.

Rick Ruffino contacted the city regarding basketball hoops in the streets. The city stated this isn't enforced and they don't see it as an issue in neighborhood areas. Rick thought in general that it was a good start towards establishing a rapport with city officials.

Other Business:

Mary Boulet contacted Michelle Wilkes (a landscaper) regarding landscape maintenance for our common areas as another landscaper option.

Scott Buennemeyer discussed the recent HOA Gmail account changes – password, 2-step authentication and account delegation for Board members. Scott also brought up recent communications with Sam Faulkner, our current website maintainer. Sam provided a good rundown of how the site is managed, where it is hosted and other factors. Scott will followup with Sam soon to get secondary access as a backup person and for items such as posting meeting minutes and upcoming calendar dates.

Kate Love brought up the need to update our HOA capital plan and set dues for next year. This will be discussed at the next meeting.

Elizabeth Rayburg got approval to weed and clean up the middle HOA walkway.

Angie Rose stated she would put together a note and post it on everyone's door with the HOA email and website addresses as a reminder of them.

- **Adjourned: 7:24 pm**

- **Next Meeting:**

Wed. Oct. 14, 2015 6:30 pm

Louisville Library