

The Meadows at Coal Creek Homeowners Association, Inc.
Annual Meeting
June 17, 2010

Attendees: 16 homeowners in person representing 12 households, including the Board of Directors. There were two proxies. Absent: Rick Lien

Call to Order: Ron Cummings called the meeting to order at 7:09 p.m. Attendees were asked to introduce themselves. Meeting packets were handed out to include:

- Agenda
- Financial statements

Proof of Notice/Determination of Quorum

A quorum of 51% of the 102 eligible homeowners was not obtained.

Reading and Approval of Prior Meeting Minutes: The minutes from the 2009 annual meeting were read. Corrections and comments were requested, none offered. Mike Goss Moved, Bill Nelson seconded, the minutes were approved as read.

Board of Directors Report

Trash Collection Status - After two months with the new City managed trash service and no complaints have come to the Board's attention. A suggestion was made to make sure the bins are placed at least 2 feet apart to facilitate the truck picking them up and put them in the street not close to a parked car and not on the sidewalk. Rick Beaver will include these suggestions in the next newsletter.

Community Grounds Status – The Board is looking for a local handy man to hire for repairs of the fence. Discussion followed about the weeds growing on the city property due to the city cutting mowing from their budget. Suggestions made were: Ask the city what the city ordinance is that restricts the height of grass, (or weeds), and how they are going to comply. Use Roundup on the weeds on the west pathway. Have the HOA pay to cut the weeds on the city property. Ron Cummings will call the city and explore options. Another topic was about getting mulch from community sources to spread over the xeriscaped west path.

Perimeter Fence Maintenance – Ron explained that minor repairs will be made this year and no major work planned.

Financial Report

Ellen reviewed the financial statements. Comments made about the great job Ellen does. Mike Goss moved and Bill Nelson seconded the financial report be approved. Financial reports approved as presented.

ACC Report – No one present had any ACC issues.

Community Picnic – Sam Pottinger presented the picnic plan this year and suggested the best date was Sunday, 9/12 from 3:00 – 6:00. Sam asked for feedback on what activities were worth repeating and what changes might improve the picnic. Dicky’s BBQ was great, the bike contest is always a big hit. Bonzo the Balloon Man and the young face painters were good. Bill Nelson suggested we have a dessert contest. Sam was applauded for the great job he does every year. Rick will start on the flyer for the picnic.

Web page and Email distribution – Rick Beaver asked for feedback on the web page and mentioned that Sam & Ardith Falkner are doing a great job. Rick also suggested that being on the Email distribution list was a benefit.

Election to the board of 2 members – Ellen Hickernell and Rick Beaver are ending terms. Ron requested any nominations for other candidates, none offered. A straw vote was unanimous to re-elect Ellen and Rick. Ron stated the Board would re-elect Ellen and Rick at the next meeting.

Open Discussion

A concern was raised about the possible future use of the empty building previously occupied by Sam’s Club. It was discussed and decided that the City of Louisville had tough controls over what kind of business can operate in this area of the city and that our concern would not carry any weight.

Adjourn: Meeting adjourned at 8:06 PM