

The Meadows at Coal Creek Homeowners Association, Inc.
Annual Meeting
June 24, 2009

Attendees: 30 homeowners in person representing 21 households, including the Board of Directors. There were three proxies.

Call to Order: Ron Cummings called the meeting to order at 7:03 p.m. Attendees were asked to introduce themselves. Meeting packets were handed out to include:

- Agenda
- Last year minutes
- 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 2008 annual meeting were read. Corrections and comments were requested, none offered. The minutes were approved as read.

Board of Directors Report

Trash Collection Status - Rick Beaver described the sequence of events and correspondence with the City and Waste Connections. The board decided to stay with Waste Connections in lieu of risking a legal battle and possible interruption to trash service. While the board is not happy with the low level of integrity consistently displayed by Waste Connection management, the decision was based on cost and potential extra costs with other options. We will send the termination letter to Waste Connections this quarter to ensure communication that we will switch to the City service on 4/1/2010 as per waste Connections interpretation of the contract.

Community Grounds Status – Ron explained our new policy of hiring HOA residents to provide services for hire. This has resulted in improved state of the common grounds in terms of care and snow removal. Ron especially thanked Mark McBryant for snow removal support and Rob Sewell for the great job being done on the west common area. One neighbor also complimented Rob's work. We received one suggesting to plant Woolly Thyme or similar ground cover to improve the west common area and one suggestion to decorate the entrance island with tree lights. The first is being explored and lack of electricity on the island prohibits the second.

Perimeter Fence Maintenance – Ron described the west fence issues, broken posts, rocks pushing bottom of fence, and loose or broken slats. We agreed to pay half the cost of repair contracted by the Townhomes of Coal Creek. The work was completed more than a month ago and we have not seen the bill yet. This year we planned to stain the Cherry St fence. We have contracted Super Painting. Early rains this year have accelerated plant and vine growth in front of the fence. We are working with the

city to get them to trim their shrubs early fall and then have the fence stained in October. We will be contacting neighbors along the fence to trim their bushes and trees impacting the fence.

A question was asked about the picket fence. Discussion related to replacing the picket and California fence ensued. A committee was formed to investigate options and make a recommendation related to replacing the fence with a different form of fence which will require a PUD variance. Someone commented on the west fence needing work on the north end. The current plan is to repair as needed.

Financial Report

Stacy reviewed the financial report. There were a few questions of clarification which were answered by Stacy.

ACC Report – Rick Lien explained the function of the ACC and the process documented on the web page. Rick also shared the extensive research the ACC does to ensure we serve the neighborhood. There were several compliments for the way the ACC operates.

Community Picnic – Rick Beaver announced that the annual picnic this year will be on September 13. Sam Pottinger will be organizing it again this year. Names of volunteers to help with this will be passed on to Sam.

Election to the board of 1 member – Ron Cummings' term is ending and Ron said he would be willing to serve another 3 year term. There was unanimous support for the job he is doing and since there was not a quorum, the Board will re-elect Ron at the next meeting. Stacy Eder is stepping down due to family growth. Ellen Hickernell has agreed to serve as Treasurer again for the next year.

Open Discussion

Question – what is the linear foot cost to neighbors who elect to have the inside of their Cherry St fence stained when the outside is being done. \$3.50/linear foot.

A request was made to consider increasing the dues to cover high cost items like replacement of picket and California fence with an upgraded fence. A request was made to include a survey in the newsletter about raising dues. Ron asked if there was any interest in creating a printed directory of the neighborhood as he had received a request from a neighbor to do so. A show of hands indicated a majority of those present would like a directory, with the stipulation that Owners could request to not be included in the directory. Ron agreed to work on the directory. There was a request to list, in the newsletter, stain color we used last year and the slightly darker color to be used this year.

Adjourn: Meeting adjourned at 8:37 PM