

The Meadows at Coal Creek Home Owners Association

2011 Annual Home Owners Meeting - June 15, 2011 - Minutes

Attendees: 36 Homeowners representing 32 households including the Board of Directors. Also 7 proxies.

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

1. Call to Order.
 - a. Ron Cummings called the meeting to order at 6:35
 - b. Meeting packets were distributed to include
 - i. Agenda; 2010 Minutes; Financial Statements
2. Introductions
 - a. Attendees introduced themselves
3. 2010 Meeting Minutes were approved w/o reading as the copy was distributed
4. Community Grounds.
 - a. Open space along the path will not be mowed by the city; they said that a 6' area could be mowed along the existing fences. The remainder should not be mowed as it is considered natural space.
 - b. The community areas are being maintained. There are plans to landscape with a large rock boarder to hold the smaller rocks and mulch off the sidewalk.
5. Fence Maintenance.
 - a. We are looking for somebody to bid on the fence repair work. We have talked to 3 contractors but we have not received any bids in writing. Anybody knowing of people willing to perform the work please notify the Board.
 - b. There are approximately 25 posts and several rails that need replacement. Including the top rails of our Cherry St. fence and one of the large posts on the same fence segment.
6. Presentation on the City of Louisville

"Keep it Clean Partnership" 303-441-1439

By Jennelle Freeston.

Boulder County communities are working together to educate the community on "Storm Water." Storm Water washes chemicals from our yards and streets directly into our local streams. Wash your car at the car wash as that water is recycled. Use less fertilizer and insecticides in your yard work. Control use of de-icer in the winter. Pick up after your pets, approximately 60,000 dogs in Boulder County. Boulder County Youth Corps. will be doing some stream work in Louisville this summer. Boulder County opened a new hazardous waste facility. Look for more information in upcoming HOA News Letters.

7. Proposal by a Property Management Company.

- a. Trio Property Management Service was talked to about managing our community.

They will (can) provide:

Bookkeeping Services; Maintenance Services; Communications; etc.

- b. Multiple bids were requested by members of the community to compare costs and services available prior to selecting a management company.
- c. The board will solicit other bids, provide a recommendation and request a vote via mail.

8. Financial Statements Review.

- a. 2011 budget vs. actual
- b. 2010 budget vs. 2011 budget
- c. Balance Sheet -
- i. MCC has a good cash position at this time
 - ii. Expenses are expected for fence repairs

9. Annual Picnic discussion.

- a. Sam Pottinger is willing to head this up with volunteers
- b. Majority of the cost is for food and the picnic is the one community social event that we have and it is appreciated by most.
- c. The budget is approved by the Board but the spending is determined by the committee.

10. HOA Directory

- a. The directory is appreciated by many in attendance.
- b. Ron will start updating the directory and allow for residents to opt out of the Directory

11. Election of Board Members.

It was moved and approved that Rick Lien be retained as Vice President.

There were 5 people who expressed an interest in participating on the board (Joyce Brassem, Mike Ellson, Mark & Karen McBryant and Ank Webbers). They were invited to the next meeting on July 19th. If you are interested in helping with the Board please attend the meeting.

12. Open Forum Discussion from Members.

- a. Board members discussed a number of possible handymen. If anybody has the name of a handyman that can do the fence work please send an email to the Board

Adjourned at 7:53.