

**THE MEADOWS AT COAL CREEK  
HOMEOWNERS ASSOCIATION, INC.**

**P.O. Box 270233, Louisville, CO 80027**

<http://mccho.org/>

[mcchoalsv@gmail.com](mailto:mcchoalsv@gmail.com)

**ANNUAL MEETING**

**Louisville Recreation Center  
900 W. Via Apia, Louisville**

**Wednesday, June 20, 2012**

**7:00 P.M.**

**MINUTES**

Call to order 7:05 p.m.

Introductions

- Introduction of attendees

Determination of Quorum

- There is not a quorum for this meeting

Reading and Approval of Prior Meeting Minutes

- Individual reading of the minutes
  - Discourse related to discussion of the picnic needs update
  - Minutes accepted with change

Community Grounds Improvement and Maintenance

- Perimeter Fence Maintenance
  - Approximate cost of east fence \$17,000
  - Center walkway bids are being evaluated, work to be done in the next two weeks
  - Community Fences are the responsibility of the HOA
    - Staining is only the outside
    - Inside stain is responsibility of the home owner
    - Mark will do a final inspection to ensure work was done properly, including loose nails

ACC Report

- Solar installations
- Landscape
- Paint colors - Paint Sample Book is available for review
- NOTE: ALL Exterior changes need an ACC approval

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- Potential fines can occur if changes are not approved
- Our guidelines specify different color stone or brick but are not specific on matching colors.
- Monthly BOD meetings
  - include board members and ACC members with the meeting notes from Monthly BOD meetings
  - Include the link to the HOA web site
- Issue a special news letter to remind people of ACC guidelines
  - Volunteers to work on news letter can contact [mcchoalsv@gmail.com](mailto:mcchoalsv@gmail.com)

Financial Report - Ellen

- See Attachments
  - MCCHOA 2q12 P&L.xls
  - MCCHOA 0512 BAL.xls
  - MCCHOABudget2012.xlsPicnic
    - Savings will be used to pay for the fences
  - Statements were approved w/o change

Property Management Service Status

- This will double or possibly triple the cost of dues
- People have volunteered to help the BOD but only one person attended one meeting
  - Meeting scheduling was a problem for some that work in Denver
    - Is there another way to help
  - Thanks to Pam Nelson for maintenance on the pathway

Election of Officers

- Ron Cummings and Mark McBryant have been approved for 3 year terms

Community Picnic, Directory

- Picnic is enjoyed by some in attendance
- The Budget for the picnic is \$1,000/102 homes
- Suggested activities to cut costs such as a pot luck for cost reduction
  - This can be considered by the picnic committee

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- Sam Pottinger will lead the committee again
- Comments indicate that this is the only community event and is appreciated
  - See neighbors and meet new families
- Directory
  - We need help in compiling the directory
  - Each home needs to be contacted to verify inclusion or exclusion from the directory
  - We are not able to publish the directory on the web site for confidentiality reasons

Open Discussion

- None

Adjournment 7:56p

## **Association Board Members**

<b>Title</b>	<b>Board Member</b>	<b>Phone</b>	<b>Email</b>
President	Ron Cummings	303-926-1847	<a href="mailto:roncummings@q.net">roncummings@q.net</a>
Vice President	Mark McBryant	303-673-9329	<a href="mailto:mmcbryant@aol.com">mmcbryant@aol.com</a>
Secretary	Rick Lien	303-665-4130	<a href="mailto:RWLien@q.com">RWLien@q.com</a>
Treasurer	Ellen Hickernell	303-956-7855	<a href="mailto:ehickernell@juno.com">ehickernell@juno.com</a>

## **Architectural Control Committee (ACC)**

<b>Name</b>	<b>Address</b>	<b>Phone</b>	<b>email</b>
Dal DeVries	510 Orchard Drive	303-604-9388	<a href="mailto:djdevries123@comcast.net">djdevries123@comcast.net</a>
Betsy Hoag	749 Apple Court	303-907-6752	<a href="mailto:betsyhoag@comcast.net">betsyhoag@comcast.net</a>
Rick Lien	761 Pear Court	303-665-4130	<a href="mailto:RWLien@q.com">RWLien@q.com</a>
Mark McBryant	767 Apple Court	303-673-9329	<a href="mailto:mmcbryant@aol.com">mmcbryant@aol.com</a>