

The Meadows at Coal Creek Homeowners Association

Board of Directors Meeting

November 13, 1998

CALL TO ORDER

The meeting was called to order at 4:05 p.m. by President Phil Barton. Board members in attendance were Ramon Griffin and Marian Carr. Cindy Combs was present from Vista Management.

APPROVAL OF THE MINUTES

The minutes of the October 2, 1998, Board Meeting were unanimously approved as written.

MANAGER'S REPORT

Cindy reviewed the October draft financials with the Board of Directors; she also reviewed the delinquencies.

REVIEW 1999 BUDGET

The Board of Directors reviewed the 1999 Budget line-item by line-item. The Board of Directors has allocated a large amount to legal expense as the Board will have the documents for the Association reviewed and clarified by an attorney; hopefully, via Board Resolution. The Board has also chosen to begin establishing a reserve account in 1999. Ramon made a motion to approve the 1999 Budget; Marian seconded; the Budget was approved unanimously.

APPOINT ARC COMMITTEE

Nobody has volunteered to serve on the committee as of this date. Cindy noted that Perry Nelson, a future homeowner, is interested in serving on the committee. The Board requested that Cindy contact Perry Nelson and have him contact a member of the Board once he has closed. The Board will send out a memo with the 1999 Budget stating the urgent need for volunteers.

The Board approved two architectural plans:

- Perry Nelson, 475 Orchard Drive: approved deck
- Gail Palmer, 720 Orchard Drive: approved landscaping plans

MANAGEMENT TURNOVER

As Cindy noted to the Board at the last meeting, Vista Management will no longer manage the day to day operations of The Meadows at Coal Creek, effective January 1, 1999. Therefore, the Board of Directors will be managing the day to day operations of the Association. Cindy will be available to the Association should the Board of Directors need any assistance. The Board of Directors will

rent a P.O. box on behalf of the Association. Dues will be mailed to this post office box. Cindy will print several blank checks for the Association to use in the interim. She will also make a new Architectural Improvement Request Form for them to use. Phil Barton will field calls from homeowners Monday through Friday between the hours of 10:00 a.m. and 5:00 p.m. Cindy will meet with the Board of Directors in January to turnover the records and review any last minute information.

NEXT MEETING DATE

The next meeting date will either be January 8 or 15, 1999. The actual date will be determined at a later date.

ADJOURNMENT

With there being no further business, the meeting was adjourned at 5:30 p.m.

/cc