

**The Meadows at Coal Creek  
Homeowners Association, Inc.**

Board of Directors Meeting Minutes  
For March 13, 1999

The meeting was called to order. The minutes from the previous meeting were reviewed. They will be presented in final form at the next meeting.

The status of the Homeowners (HO) dues was then discussed. Phil has sent out letters for delinquent accounts. Vista Management had an error in billing with some new HO. They were not charged for trash removal. Phil will be sending a revised bill to send to those HO. The board decided to use MS Excel for HO addresses.

Bill Nelson was assigned as the new treasurer and he will be added to the HO bank account for check endorsement. Phil will continue performing the treasurer duties until the HO accounts are reconciled with Vista Management. The board decided to use Quicken for HO accounts.

The following invoices were paid:

- Check to Town & Country for trash removal. (T & C continues to charge the HO assoc. for lost bins. The assoc. refuses to pay for these as it is the HO responsibility for loss or theft.)
- Check to Vista Management for photocopies, etc.
- Check to Phil Barton for stamps and PO box dues.

A new form for the Architecture Control Committee (ACC) was reviewed and conditionally approved. The new forms along with a HO directory, a reminder of the ACC guidelines and the 8/3/98 revisions to the fence guidelines will be distributed to all HO. All ACC requests are being sent to Ron Cummins.

It has been recommended to submit The Meadows covenants to a lawyer for review. There may be parts of the CCR's which are not in compliance with Colorado Law. An example would be the stipulation that builders do not have to pay HO dues. This has been included in the 199 budget. Phil will be reviewing the 199 budget with Vista Management for completeness.

The board will be meeting the 3rd Monday of each month beginning April 19, 1999. With that the meeting was adjourned.