

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

**Board of Directors Meeting Minutes
For April 19, 1999**

The meeting was called to order. The minutes from the previous meeting were reviewed and accepted.

Copies of the "By-laws of The Meadows at Coal Creek Homeowners Association, INC." were distributed to the board members. Any HO may request a copy for review. A small copy fee will be assessed. Other materials distributed included:

- Resolution Regarding the Enforcement of Covenants and Rules - Dated April 9, 1996
- Resolution Regarding the Maintenance of Fences in or Adjoining Outlots and West Cherry Street Right of Way - Dated April 9, 1996
- Architectural Control Committee Supplemental Construction Reminders - Dated December 12, 1995
- Architectural Control Committee Guidelines - Dated August 24, 1995
- Architectural Control Committee Guidelines - Dated November 1, 1997
- Architectural Control Committee Fence Guidelines - Dated August 3, 1998
- PUD Resolution No. 37 Series 1995
- Architectural Control Committee Checklist - Dated August 24, 1995
- Architectural Control Committee Checklist - Dated November 1, 1997
- Resignation of Director forms
- Resolution of the Board of Directors forms

An attorney has been recommended by Vista Management to review the CCRs, though he has not been contacted at this time. Phil B. will be soliciting his services, hopefully on a flat rate basis.

The status of the Homeowners (HO) dues was reviewed. All delinquent accounts, save one, have been reconciled. The remaining HO to pay has been contacted and has agreed to send in his payment. The revised bills for HO not charged for trash removal have not been sent at this time. Phil B. will continue to pursue this.

Bill Nelson must complete and sign account registration form with Community First Bank. At that time Ray Griffin will be removed from the HOA bank account. The board has reconsidered it's decision to use Quicken for HO accounts. Quicken along with Quick Books and Excel will be considered in the future. The final 1999 budget was submitted and reviewed.

The Cherry street fence is in need of repair at the Orchard Drive entrance (discussed in prior meetings), between Orchard Drive and Orchard Way and East of Orchard Way. The latter two are a result of the most recent wind storm. Regarding the first repair, the contractor ordered the wrong brick for the pillar causing a delay. The correct bricks were ordered and construction was scheduled to start April 17. This date passed without any action so Phil B. will contact the contractor again to demand satisfaction.

Phil B. has researched the HOA options for the Cherry street fence and found the following. According to the ACC Resolution dated April 9, 1996, the Cheery Street fence maintenance is the responsibility of each adjoining lot owner. However the HOA has an insurance policy on the fence of \$5000 with a \$500 deductible. Phil will be meeting with an insurance adjuster on Friday, April 23 to review the damage.

The first priority of the HOA is to restore the fence to it's original condition. This led to a discussion of changing the fence. The style of the fence is set by the PUD and cannot be changed without a cumbersome PUD resolution process. The appearance of the fence is another matter. The possibility of removing the 'red' stain by power washing and using a natural stain was discussed. It was agreed this must be submitted to the HO for their approval.

Last year RBI Maintenance installed irrigation, prepared and planted the flower bed at the Orchard Way entrance. The cost to plant the flower bed, \$600, is considered too expensive. Bill N. will be contacting Carlson & Carlson to provide plantings this year. A number of HO have hired Brain Carlson for their landscaping and have been very satisfied.

The following invoices were paid:

- Check to Town & Country for trash removal.
- Check to Vista Management for services rendered.
- Check to Phil Barton for stamps.
- Check to PostNet for photocopies of HOA newsletter, directory and fence guidelines.

Some HOs have been asking how they could help the HOA, specifically, publishing a newsletter. The board recommends forming a newsletter committee among those interested. We would also ask this committee to help in organizing the yearly picnic. Each quarter, the committee can send a representative to the board meeting to review the contents and obtain any additional information the board would like to convey to the HO. Additionally, the board will set aside the last half hour of a board meeting every quarter for HO input. This will begin with the September board meeting, since the annual all HOs meeting will be in June.

The next board will be meeting will be Monday, May 17. With that the meeting was adjourned.