

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

**Board of Directors Meeting Minutes
For June 21, 1999**

Call to Order/Review Agenda

The meeting was called to order at 6:40 pm.

The minutes from the 5/17/99 meeting were reviewed and approved.

Review of Association Dues

Two more homes have closed without dues being paid plus the two mentioned last month. Phil continues to pursue this.

Annual Meeting Review

Discussed annual meeting and ways to improve attendance since we barely met the requirement for a quorum. The assignment sheets for the various committees were delivered to the one volunteer from each list. It will be their responsibility to contact the other volunteers. The newsletter volunteer was told the board needs to approve newsletters before they are sent. The board will follow up with volunteers.

Cherry Street Fence

A down payment of \$5,000.00 was paid to Sheffield. The contractor will start the fence on 7/12. They will get the appropriate approvals from the city.

The contractor who stains the Coal Creek Ranch (CCR) fence was contacted for a bid to stain A contractor was contacted to stain Meadows fence. The initial estimate is \$0.95/linear foot. This is approximately \$0.50/ foot less than originally estimated. He proposes to use a natural wood preservative. We will ask to have the same stain as CCR.

Special Assessment

The special assessment letters were mailed on Monday. The board has received one complaint to date about the fee. Any overpayment for the fence replacement will be refunded in the form of lower dues next year. Four payments have been received to date.

Maintenance of Property

The Homeowners Association (HOA) owns Outlots B, C and M, as shown in the plot plans distributed with the fence guidelines. The city has maintained some of these, but it is the HOA responsibility. The HOs next to B laid sod along the sidewalk in lot B. They were contacted by the city and told the city would not maintain it.

Firstly the board will pursue a clarification with the city. Secondly we will contact a landscaper and ask for bids on the island and outlots. The previous being a request of the HOs at the annual meeting to soften the appearance of the island. We will also look for a low maintenance solution for the outlots. Thirdly we will ask the grounds committee, Bill Bouleit, to propose ideas for maintenance.

The Architectural Control committee (ACC) will begin monthly walk around inspections this month. They will be looking for any gross violations of the CCRs, again in response to concerns expressed at the annual meeting. The ACC will also review the existing file of violations for any follow up work.

A HO was given a warning regarding maintenance of weedy yard. First notice has been delivered. A follow up is scheduled, if not compliant the ACC will begin the 13 step process procedure to enforce the CCRs.

Insurance

The insurance premium for the HOA is \$1,100.00. This is an increase of approximately \$340 over last year. The difference is the addition of a minimum \$52,000 coverage for a HOA as requested by Vista Management and required by law. Our current liability coverage is \$1,000,000.

A current P & L statement was presented and accepted.

Marion moved to buy checks for HOA. No second. Motion denied.

Approval of Payments/Writing of Checks

The following invoices were paid:

- Phil Barton for misc. office and postage expenses
- Carlson & Carlson for front island planting
- Vista Management for misc. services
- Town & Country for trash
- Truck Insurance exchange for HOA insurance premium

Adjournment

The next board meeting will be Monday, July 20. With that the meeting was adjourned.