

**The Meadows at Coal Creek
Homeowners Association, Inc.
Board of Directors Meeting
August 28, 2000**

Attendees: Phil Barton, Marian Carr, Ron Cummings and Dave Wilkinson

Call to Order

The meeting was called to order at 6:35 pm.

Approval of Prior Meeting Minutes

The minutes from the July meeting were reviewed and approved.

ACC Violations/Homeowner Complaints

The ACC representative (Dave Wilkinson) presented a summary of current ACC activities and neighborhood issues. The ACC provided a list of currently observed deficiencies and a list of neighborhood concerns. The ACC identified two pressing issues that require delivering a letter to the affected homeowners. The ACC will draft the letters for Board approval and signature. Letters will be sent certified mail to ensure receipt by the homeowners. Note: a new ACC was formed in July. New ACC volunteer members for 2000 are Dave Wilkinson, Carrie DeGraw, and Bob Douglas.

Discussion of Legal Review and Actions Required

The final amendment to the Articles of Declaration was sent to the legal firm and the papers have been filed. Legal proceedings continued on one MCC homeowner for lack of dues payment and lack of special assessment payment. A judgment was delivered to the party with no response. The law firm will continue legal actions to collect monies owed to the HOA. Marian will review the outstanding issues from the legal review and present a path forward for the Board to address the remaining issues.

Financial Statement

The financial statement was reviewed. Ron secured signatures so he could be added to the HOA checking account. Once on the account, Ron will establish a separate reserve fund at the current HOA financial institution. Funds will be placed in the reserve account for pillar and brick maintenance/replacement.

Other Issues

HOA will obtain bids for snow removal services. Landscaping committee formed to address the center island and the right-of-way areas will begin meeting in October. Phil will contact the landscaping contractor to address additional weeding services for the center island.

Approval of Invoices & Writing of Checks

The following invoices were paid:

- Town & Country Trash

- Blade Runner Landscaping
- Orten & Hindman (legal fees for collection)

Adjourn

The next board will be meeting will be Monday, September 18th. With that the meeting was adjourned.