

**The Meadows at Coal Creek
Homeowners Association, Inc.
Board of Directors Meeting
October 16, 2000**

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

Call to Order

Phil Barton called the meeting to order at 6:30 pm.

Approval of Prior Meeting Minutes

The minutes from the September meeting were reviewed and approved by Ron Cummings and Marian Carr.

ACC Violations/Homeowner Complaints

The ACC representative (Dave Wilkinson) presented a summary of current ACC activities and neighborhood issues. The ACC sent a notice of violation, right to hearing and assessed fine letter to the affected homeowner.

The Board and ACC discussed issues involving "gray areas" of ACC requirements. The ACC will continue to discuss how to clarify existing requirements to address new requests not specifically covered by the ACC guidelines.

There has been no report yet from the landscaping committee, which was appointed at the June 2000 annual HOA meeting.

The landscaping contractor was contacted to provide a bid for snow removal services. No bid has been received yet.

Collection Policy Draft

A draft revised Collection Policy was developed for the HOA by the HOA's law firm. All board members and the ACC representative were given copies to review and comment for the November meeting.

Review of Resolution Status

No draft resolutions were completed for discussion at this meeting. Discussion will take place at the November meeting.

Pillar Reserve Account

The Board discussed the funding for the pillar/front brick sign reserve account. The Treasurer presented a review of the existing structures and an estimate to repair/replace. The Board voted to fund the reserve account with \$1500 this year (2000) and \$750 in subsequent years. The reserve account was opened at Community First Bank in Louisville. The Board has required two signatures on all checks going into the reserve account.

Financial Statement

The financial statement was reviewed.

Discussion of Legal Review and Actions Required

Legal proceedings continued on one MCC homeowner for lack of dues payment and lack of special assessment payment.

Approval of Invoices & Writing of Checks

The following invoices were paid:

- Town & Country Trash
- Orten & Hindman
- Meadows of Coal Creek Reserve Account (Community First Bank)
- Blade Runner

Adjourn

The next board meeting will be Monday, November 13, 2000. With that the meeting was adjourned at 7:30 p.m.