

**The Meadows at Coal Creek
Homeowners Association, Inc.
Board of Directors Meeting
December 19, 2000**

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

Call to Order

Phil Barton called the meeting to order at 6:32 pm.



Approval of Prior Meeting Minutes

The minutes from the November meeting were reviewed and approved by the Board, with minor changes.

ACC Violations/Homeowner Complaints

The ACC representative (Dave Wilkinson) presented a summary of current ACC activities and neighborhood issues. Current issues of concern are visible satellite dishes and high speed internet "antennas". Phil Barton will check with the HOA's attorney to discuss by-law changes to address antennas. The current HOA CC&Rs address antennas but are not in compliance with legal requirements. Based on the results of the discussion, a new resolution may be adopted.

One homeowner inquired if the community can limit renters in the community. Phil Barton will consult with the HOA's legal council regarding this issue. Any action on rental units must be in accordance with legal requirements.

Newsletter

The newsletter was tabled until after the holidays.

Landscaping Update

No update was received from the landscaping committee.

Trash Collection Change

Town and Country disposal will directly notify and provide homeowners a single large bin for trash collection service. Town and Country made this change to facilitate use of automated trash removal trucks. No price increase in trash collection is anticipated due to this change.

Discussion of Resolution Drafts

The Board approved and signed By-Law resolutions clarifying indemnification and proxy voting. The Board will review remaining resolutions on fee policy, insurance requirements, enforcement of CC&Rs, the modified ACC approval form, confidential records, and banking requirements prior to the January meeting and provide comments to authors. Drafts of resolutions are due to board members on January 8, 2001 for review.

Review of Annual Dues Assessment and Approval

Phil Barton passed a motion to keep 2001 HOA dues the same amount as 2000 dues and pass along the trash collection rate increase, which was implemented in mid-2000. The motion was passed unanimously. Invoices will be sent to all homeowners in the first week of January.

Financial Statement

The financial statement was reviewed. The 2001 budget was discussed and the final budget will be adopted at the January 2001 meeting. The funds received from the insurance company for the destroyed tree on the entry island are still in discussion with the City of Louisville.

Approval of Invoices & Writing of Checks

The following invoices were paid on December 22, 2000:

- Town & Country Trash
- Blade Runner

Adjourn

The next board meeting will be Monday, January 15, 2001. With that the meeting was adjourned at 7:30 p.m.