

**The Meadows at Coal Creek Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**March 19, 2001**

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

**Call to Order**

Phil Barton called the meeting to order at 6:35 pm.

**Approval of Prior Meeting Minutes**

The minutes from the February meeting were reviewed and approved (with minor edits) by all Board members.

**ACC Violations/Homeowner Complaints**

The homeowner made repairs along the east walkway fence in response to previously noted maintenance issues.

The repaired fence on Cherry St. still requires staining. Phil provided necessary stain information to the homeowner and work should go forward.

The ACC is considering adding an additional member to the committee to help address workload issues.

Non-acceptable exterior storage issues were discussed. The ACC will discuss the issues with the responsible homeowner.

**Status of Homeowner's Annual Dues Payments**

As of March 19, 2001, there were 3 homeowners who have not paid their 2001 annual dues and trash payments. The Association has sent past due notices, including late fee charges, to each affected homeowner.

**Review of Leased Property Resolution and Approval**

The Resolution Regarding Rental/Lease Agreements was reviewed and signed. Phil will send copies to each known rental unit homeowner. The new policy will be distributed at the annual meeting to all homeowners.

**Collection Policy Review**

Minor changes are needed to the collection policy, which is being drafted by the Board's legal consultants. Phil will provide the changes to Orten & Hindman and the policy should be ready for signature in April.

**Antennae Policy Review**

All members present reviewed a draft antennae/satellite dish policy. Minor edits will be incorporated and the policy will be signed at the April meeting, or before.

**Newsletter**

The Board decided that a newsletter would be published in May prior to the June annual meeting.

## **CC&R Enforcement Policy Review**

The policy is final and will be signed once minor edits are completed.

## **Discussion on Foreclosure on Property**

Current year homeowner dues and garbage fees were received from the homeowner on Peach Court. The homeowner is still in default on the judgment for prior year monies owed the Association and legal counsel. The Board has agreed to attempt to resolve the issue with a modified repayment plan that would allow the Association to collect monies owed over time and not initiate foreclosure procedures at this time. This decision was based on the small amount of money owed, the payment of current dues and fees, the cost to the Association of continued legal actions, and the existing Association lien on the property, which should ensure recovery of the money should the house be sold. The Board agreed to discuss this strategy with legal counsel and periodically revisit the decision based on the cooperation of the affected homeowner.

## **Financial Statement**

The 2001 budget and actuals were reviewed.

## **Review of Landscaping Proposals – Island, Walkways, Triangle**

Gail Palmer of the homeowner landscape improvement committee presented the bid for improvements of the island, walkways, and triangle area. The committee noted that they were unable to obtain multiple bids from various landscapers due to lack of response.

The Board reviewed the proposed services and plans, and found that the costs appeared reasonable and the contractor appeared properly bonded and insured to perform the work.

The Board gave the go-ahead to initiate the project for the island and one walkway. The Association finances will be reviewed to determine if the final walkway can be completed this year or in 2002.

The landscape committee agreed to initiate discussions with the City of Louisville regarding use of their water in two locations, and discuss the issue of water availability on the island.

The ACC volunteered to contact the homeowners adjacent to the walkways to determine if the Association can “tap” into their water source with the homeowners receiving some reasonable annual compensation for using their water during the growing season. All homeowners (six in total) along the walkways will be contacted. Only one homeowner agreement along each walkway is necessary for the project, but cooperation of both homeowners is preferred. Homeowner water will only be necessary if Louisville water is not available.

The Board also agreed to consider at some point in the future discussions with Louisville regarding exterior lighting along the entry sign area at the main community entry. As Louisville owns that area, they would have to provide access to electrical power.

## **Approval of Invoices & Writing of Checks**

The following invoices were paid:

- Town & Country Trash
- Blade Runner

- Post Net (did not write check as the invoice appeared incorrect. Will be resolved with the vendor prior to payment)

#### **Adjourn**

The next board meeting will be Monday, April 16, 2001. With that the meeting was adjourned at 8:35 p.m.