

The Meadows at Coal Creek Homeowners Association, Inc.
Board of Directors Meeting
April 16, 2001

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 March meeting were reviewed and approved by all Board members.

ACC Violations/Homeowner Complaints

Discussed the need for staining on the north face of the Cherry Street fence. Discussing timing (this year or next year), available budget, and cost sharing with homeowners responsible for maintenance. Bids will be obtained for re-staining the fence.

The repaired fence on Cherry St. still requires staining. Phil provided necessary stain information to the homeowner but work has not been initiated.

Discussed need to meet with the City of Louisville regarding their position on: (1) encroaching into the 25 foot setback (which is currently in violation of MCC CC&Rs); (2) allowing removal of fence portions along the eastern walkway; and (3) allowing placement of rocks along the public service open space adjacent to the fence line by individual homeowners. The ACC will set up a meeting to discuss these issues with the City.

The ACC added one new member.

Status of Homeowner's Annual Dues Payments

As of April 16, 2001, all homeowners have paid annual dues.

Collection Policy Review

The draft is still with the law firm so was not discussed.

Antennae Policy Review

Policy will be discussed and signed at the May meeting.

Discussion on Foreclosure on Property

The Board has ascertained that there are additional liens on the property on Peach Court (in order of appearance):

- Deed of trust to Alliance Funding \$296,000 (1999)
- Federal tax lien \$6,803 (2000)
- State tax lien \$ 2,583 (2000)
- Lien by MCC HOA

The lawyers were instructed not to initiate foreclosure proceedings. Given the multiple liens, and the small amount of money owed the HOA, the Board has decided to save legal costs and wait until the other lien holders take action. As our position in the process is assured, there was no reason to expend association funds on this issue at this time.

Financial Statement

The budget and actuals were reviewed. The checking account financial statements and returned checks were reviewed.

Review of Landscaping Proposals – Island, Walkways, Triangle

Gail Palmer of the homeowner landscape improvement committee will discuss with the landscaper using a rock/xeriscape approach on the walkways, as obtaining water sufficient for irrigated turf on those portions of the Association land was determined to be problematic.

Homeowners adjacent to the walkways have been contacted regarding using their water, and further discussions are needed to evaluate the best ways to obtain their water at the least cost. City water for drip irrigation only is available on the triangle and adjacent walkway, but no City water is available on the eastern walkway. This fact has altered the plan for landscaping from sod to a scheme more amenable to the available water amounts. Based on the revised estimates, a decision will be made on what can go forward this current budget year. However, the front island and triangles have the highest priority.

Annual Meeting Date and Planning

June 5th was selected as the meeting date. Space will be obtained at Louisville Recreation Center. Proxies will be sent with stamped return post cards to encourage more homeowner participation. The meeting notice will be sent as required by the MCC governing documents. One Board position is up for re-election.

Approval of Invoices & Writing of Checks

The following invoices were paid:

- Town & Country Trash
- Phil Barton (office supplies)
- Post Net

Adjourn

The next board meeting will be Monday, May 21, 2001 at 6:30 p.m. With that the meeting was adjourned at 7:50 p.m.