

**The Meadows at Coal Creek Homeowners Association, Inc.**  
**Board of Directors Meeting**  
**May 28, 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 April meeting were reviewed and approved by all Board members.

**ACC Violations/Homeowner Complaints**

Discussed results of meeting with City of Louisville Planning Department staff regarding setback and fence issues. It appears that the City of Louisville's policy/opinion on setback issues and fence issues is internally inconsistent. The Board will draft a letter to the City of Louisville Planning Department and building permit department to request they at a minimum request to see an approved ACC request prior to granting building permits on structures in the Meadows at Coal Creek subdivision.

Discussed the status of the fence on Outlot A. It was determined that ownership/responsibility for the fence may be unclear as a result of the placement of the fence and the "ownership" by the neighboring Townhomes of Coal Creek. The Board will initiate discussions with the Townhomes of Coal Creek to clarify the ownership/maintenance issues.

**Discussion of Setback Rule Variance**

One homeowner is requesting the Board begin the process for modifying the current PUD setback requirements for the community and pay the costs of such a modification (~\$800). After discussion on the issue, the Board decided to hold further discussions with the homeowner to assess/clarify their request and make the homeowner aware of the myriad of issues involved in modifying the PUD not the least of which is community approval and modification of the existing CC&Rs.

**Status of Landscape Improvements**

No report has been received from the Landscape committee.

**Fence Stain Cost Review**

Reviewed 4 bids for maintenance staining the front Cherry Street fence. Selected Deane Mock to perform the work. The Board will pay 50% of the price of staining the exterior of the Cherry Street Fence with the remaining 50% to be paid by the Cherry Street homeowners, who are ultimately responsible for maintenance of the fence. The Board will negotiate a price for interior staining and offer that option to homeowners along the fence. A letter will be sent to the homeowners to inform them of the fence staining activity and their cost.

**Foreclosure Status**

One payment was received from the homeowner; however, the payment did not cover the outstanding balance due to the HOA. Board legal council indicated that the Board could pay \$350 to essentially "garnish" the rent for the house in question to pay the outstanding money

owned to the HOA. The legal fees would be recoverable from the affected homeowner. As it is the Board's duty to attempt to collect monies owned the community, all Board members agreed to go forward with this action to obtain money.

**Resolution Approvals -Collection Policy and Antenna and Satellite Dish Installation**  
Reviewed Collection Policy and Antenna and Satellite Dish Resolutions. All HOA Board members approved the resolutions and they were signed.

#### **Annual Meeting Planning**

Confirmed that space at the Louisville Recreation Center was reserved on June 5<sup>th</sup> from 6:00 p.m. to 9:00 pm.

Reviewed and approved with modifications the agenda for the annual meeting.

Determined the materials to be provided at the meeting and copies will be made.

#### **Financial Statement**

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

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

The following invoices were paid:

- Town & Country Trash
- Dave Wilkinson (office supplies)
- Post Net

#### **Adjourn**

The next board will be meeting will be Monday June 18, 2001 at 6:30 p.m. With that the meeting was adjourned at 8:15 p.m.