

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

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

**Call to Order**

Phil Barton called the meeting to order at 6:34 pm.

**Approval of Prior Meeting Minutes**

The minutes from the October Board of Directors meeting were reviewed and approved by all Board members present.

**Discussion of ACC Issues**

The ACC developed a color book for homeowners to use to select acceptable exterior colors. The color book will be maintained by the ACC and will be available for homeowners to borrow.

The ACC determined that some landscape plans on corner lots were approved by the prior ACC before there was knowledge of City of Louisville vision clearance ordinances on some corner lots. The ACC will draft a letter letting the homeowners know in general about the vision clearance requirements on corner lots even though the requirement is not specifically defined in the MCC CC&Rs. In the future, the ACC will not knowingly approve any landscape plans in violation of the PUD or other ordinances to the extent that the ACC is aware of the ordinances or PUD requirements. However, legal council has informed the Board it is not the function of the ACC to know and enforce City of Louisville ordinances or PUD requirements that are not already in the MCC CC&Rs. Community members will be encouraged to talk to the City of Louisville regarding any PUD or City requirements not addressed in the MCC CC&Rs.

The ACC submitted to the Board clarification of how the ACC will address storage issues in the MCC. The Board reviewed the materials and found them to be reasonable and suggested they ACC officially submit the approach to the Board for the HOA permanent files, and keep a copy in the ACC files for the current and future ACC's to use when storage issues arise.

**Arbor Status**

There has been no update on the Arbor issue since last meeting. The Board voted to send a letter to the affected homeowner informing them that all position papers or materials to solicit a community vote must be delivered to the Board by April 1, 2002 so that the community vote can be conducted.

**Fence Issues**

The estimate to survey the Cherry Street fence and the western Outlot A Fence were approximately \$2,000. Given this cost, other ways were sought to address the fence maintenance issues. Casual observation suggests that the Outlot A Fence is on HOA property but the Cherry Street fence may be in homeowner's property. The community will be asked to vote if they want 100% of the fences maintained, only the Cherry Street fence maintained, or none of the fences maintained other than those required to be maintained by the HOA by the PUD. If homeowners want the Cherry street fence maintained by the HOA, they will either have to give the HOA written permission to maintain the fence on their property, or they will have to maintain the fence themselves according to MCC fence maintenance policies that are being developed by the ACC.

## Financial Statement

The budget and actuals were reviewed. Checks were written to:

- Phil Barton for supplies
- Town and Country trash

The Board reviewed the prior month bank statement. The 2002 budget was discussed. The surplus funds may be used either as a contingency reserve or to pay for landscaping on the HOA walkways. The final 2002 budget will be addressed at the December meeting. The Board voted to increase the annual bill by \$4.00 to cover the increase in trash collection costs that are passed directly to the homeowners. The annual dues will not be raised.

## Director Resignation

MCC HOA Board of Director Marian Carr submitted her resignation from the Board effective 12/31/01 or earlier if a replacement is identified. This position was operating under a Board appointment due to lack of quorum during last years Board of Director's vote. Regardless, she submitted the official resignation forms for association files.

## Adjourn

The next board will be meeting will be Tuesday, December 18 at 6:30 p.m. With that the meeting was adjourned at approximately 8:30 p.m.