

The Meadows at Coal Creek Homeowners Association, Inc.
October 17, 2005

Attendees: Phil Barton, Ron Cummings, Ellen Hickernell, Rick Beaver

Call to Order: Phil Barton called the meeting to order at 7:06 PM

Review of Prior Meeting Minutes: The previous meeting minutes were approved.

Discussion of Fence maintenance Policy: The Board reviewed the policy submitted by the ACC. The Board made one change to indicate shrubs needed to be cut or pulled back from the fence to facilitate repair, power wash, or staining activities. They also added contact information for questions or clarifications and stated the schedule for maintenance would be posted on the web page for the 3 year period.

Fence staining discussion and action: Phil is to call the vendor who provides a 25 year sealer for fences. The vendors web page is www.sealmaxxofcolorado.com .

Update of Landscape suggested improvements: The Board is not satisfied with the job Blade Runner is doing. We are not seeing interest from invited bidders to perform landscaping for the common areas. Phil has contacted two other companies to see if we can get them to do work for the HOA.

Newsletter: Rick to send drafts of newsletter articles. Ron will write the cover letter to all homeowners affected by this year's fence maintenance.

QuickBooks Discussion: Ellen now has the new version of Quick Books. She will send a CSV file to Rick to see if he can bring it into Excel for Newsletter publication.

Old Business: Rick Beaver presented the gift certificate to Jana Wagner for all her hard work on the newsletter, a few days after the picnic.

Review of items required for SB100 HOA law: Minutes will be posted from annual meeting to annual meeting, archived minutes available on request. Bylaws scanned and will be available via web page when cleaned up.

Writing Checks: Waste Connection \$759.90, Quick Books \$194.77

Financial Statements: Reviewed

Adjourn: The next meeting will be Mon 11/28/2005 at 7:00 PM, meeting adjourned at 8:17 PM

Financial Statement

Sep-05Jan - Sep 05

Ordinary Income/Expense

Income

Annual Dues	\$0.00	\$6,834.00
Late Fees/Interest	\$0.00	\$15.00
Status Report Fee	\$0.00	\$125.00
Title Transfer Fee	\$0.00	\$375.00
Trash Services	\$0.00	\$9,118.80
Total Income	\$0.00	\$16,467.80

Expense

Bank Service Charges	\$0.00	\$12.00
Copies and Faxes	\$11.21	\$148.21
Ground repairs/maintenance		
Fence Repairs	\$0.00	\$600.00
Grounds maintenance	\$17.50	\$300.30
Snow Removal	\$0.00	\$405.00
Total Ground repairs/maintenance	\$17.50	\$1,305.30
Insurance		
Liability Insurance	\$0.00	\$1,222.00
Total Insurance	\$0.00	\$1,222.00
Licenses and Permits	\$0.00	\$10.00
Miscellaneous	\$118.25	\$118.25
Office Supplies	\$0.00	\$55.64
Postage and Delivery	\$37.00	\$237.80
Social Activities		
Annual Picnic Expense	\$776.83	\$776.83
Total Social Activities	\$776.83	\$776.83
Trash Service Expense	\$759.90	\$6,839.10
Website for HOA	\$0.00	\$150.00
Total Expense	\$1,720.69	\$10,875.13
Net Ordinary Income	-\$1,720.69	\$5,592.67

Other Income/Expense

Other Income

Interest Income	\$2.58	\$18.88
Total Other Income	\$2.58	\$18.88
Net Other Income	\$2.58	\$18.88
Net Income	-\$1,718.11	\$5,611.55