

The Meadows at Coal Creek Homeowners Association, Inc.
May 16, 2007

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

Call to Order: Phil Barton called the meeting to order at 6:06 PM

Approval of prior meeting minutes: Previous minutes from April meeting approved as corrected.

Discussion of house paint colors and the CC&R's: Turner Finishes started staining the fence before they notified homeowners they could have their interior fence stained at \$1/ linear foot. Discussion followed about the current Fence Maintenance Policy states that the homeowner should move or prune shrubs, vines, etc prior to the fence being stained and would be responsible for the extra cost if the HOA's vender has to do it. The schedule for staining was agreed to in a shorter cycle time than anticipated and the Board failed to get the promised notification of the staining schedule 30 days prior to the start date. Ron and Rick would walk the effected fences after the meeting and make reasonable attempts to notify people with a need for pruning ASAP. Phil would check with Turner Finishes if we need to give a homeowner more time because of the late notice.

Adding a member of the Board: The HOA Board unanimously voted to add Rick Lien to the Board for a three year term.

Lawn mowing of HOA strips: Discussed our current needs and agreed that our intent would be to provide opportunities for neighborhood kids. We discussed rates and agreed that mowing, landscaping would be paid at \$10/hr assuming the person is using their own equipment. We would pay a minimum of 1 hr per job. The 4 strips of grass should be mowed every 2 weeks unless requested more frequently by the board due to weather. The Board would explain this approach at the annual meeting. The board would select a candidate from those that apply. We would continue to pay Wyatt Reis who has been mowing to continue until we complete the selection process at the agreed rate. Phil would meet with Wyatt to explain the new process and invite him to apply. We also have one other candidate so far. There is a need for a 1 time major weeding of the west strip and the island at the entrance. Rick would contact Cole Miller who gave a flyer to a board member, to see if he would be interested in performing this job.

Annual Meeting Planning:

Proposed agenda for the meeting was amended and approved. Rick B. will have announcement signs at both entrances starting June 1.

Open discussion items from the members: None

Financial Statements: Reviewed and approved.

Writing Checks: Waste Connections \$922.23 Postnet \$36.16 Louisville Rec Center \$70.00.

Adjourn: Meeting adjourned at 7:48 PM,
Next meeting July 16, 2007 6:00PM 516 Orchard Way.

MCC HOA BOARD 2/20/2003