

The Meadows at Coal Creek Homeowners Association, Inc.
July 22, 2008

Attendees: Ron Cummings, Ellen Hickernell, Stacy Eder, Rick Beaver

Call to Order: Ron called the meeting to order at 6:25 PM

Approval of prior meeting minutes: Previous minutes from May meeting approved.

Review Issues for annual meeting: There were no issues to resolve. Rick Beaver did not get the invitation to homeowners to organize a neighborhood yard sale into the newsletter.

Review and modify Board of Director roles: Stacy Eder is the Treasurer as of this meeting and Ellen Hickernell is Board Member and will transition Treasurer duties and responsibilities to Stacy. Ron Cummings will remain President, Rick Lien will remain VP, and Rick Beaver will remain Secretary.

Discuss meeting with Townhomes HOA about the common fence: Rick Beaver reported he attended the meeting. They are maintaining the fence that borders their property. I told them about the rocks that are pushing the bottoms of the slats in some areas and they will look at it. They thought we wanted to replace the whole thing. I explained that our maintenance policy is to repair the fence as needed including posts, 2x4s, and slats. We have a 3 to 4 year cycle for staining the key areas that face the street and paths and have not stained the back fence as yet. They were relieved we didn't want it replaced. I also shared that we are reminding the homeowners to check for shrubs and branches from their yard causing damage to the fence and to prune as needed. I explained that we were willing to coordinate staining that whole section if they wanted to stain their part. We could work together with their contractor to make it all the same and we needed plenty of notice as we plan our staining in 1 – 2 years.

Landscaping Status/Issues: Ron will call Matt Pretemp to have him send an invoice for last year mowing. Rick B. will check the west common area to see if it needs watering soon.

Financial Statements: Reviewed and approved.

Open discussion items from the Board and members: We discussed adding a calendar to the web page with scheduled events. Rick Beaver will meet with Sam Falkner about the Web page additions.

Writing Checks: No checks at this time.

Adjourn: Meeting adjourned at 7:20 PM,
Next meeting: Tue Aug 19, 6:00 PM at 759 Orchard Ct.

MCC HOA BOARD