

The Meadows at Coal Creek Homeowners Association, Inc.
October 21, 2008

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

Call to Order: Ron called the meeting to order at 6:09 PM

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

Annual Picnic Results: Stacy reported that the final net cost was \$831.51 and includes sponsorships of \$200. The board agreed the picnic committee did a great job and voted to give a \$50 gift to Liz Ann Nelson. Ron to find out her preference.

Landscaping & West Fence Status/Issues: Ron checked with Matt Prentup who will continue to mow next year and Mark Bryant will continue to provide snow removal at the same rate as last year. Discussion of the west fence maintenance bid to Townhome at Coal Creek HOA which we are asked to share in the cost. Bid in separate documents. MCCHOA counter reply at end of these minutes.

ACC Report: Rick Lien did not attend

Review waste collection options and resolutions: The city has bids in and will probably not decide on the new city wide approach until mid spring 2009. Discussion about benefits and possible drawbacks - Result, we will need the final proposal of what the city plan would be and any changes to Waste Connection's offer for service to make any recommendations.

Finance Statements: Ron to check with Waste Connection to see if they have an estimate of fuel surcharge cost for remaining 2008 and 2009. No checks

Open discussion items from the Board and members: Ron has made a lot of progress getting all HOA policies, resolutions, etc in order. Board should have package this year for study.

Writing Checks: No checks at this time.

Adjourn: Meeting adjourned at 7:32 PM,
Next meeting: Wed 11/12/08, 6:00 PM at 759 Orchard Ct.

Rick Beaver
Board member, MCCHOA
Christy Shafer

Townhome at Coal Creek HOA

October 21, 2008

Christy,

The MCCHOA Board met tonight and considered your request for financial assistance with the fence proposal you sent.

We have decided to maintain our policy of not staining that fence and allowing homeowners to stain or not stain their side of it. Our reason is cost and we do not want to raise dues to stain the outside of the fence as that does not benefit our homeowners. We recommend you consider the same policy. As to the repairs, we have been taking care of the portion of fence that borders only our property and the Townhome at Coal Creek HOA has maintained the portion that borders their property. We are fine with that approach but we are willing to offer an alternative.

Consider that since we have maintained 25% and you have been maintaining 75% of the total fence. We could agree to you contracting the repair of the total fence and we would pay 25% of the cost. That would apply to this bid as follows:

The bottom three items are repair and total \$2225. We would pay you \$556. I believe the portion of fence that is only bordering our neighborhood does not need any posts or rock removed but if you would take a look at any work that needs doing, (loose pickets), and add it to the maintenance part of the invoice we would pay 25% of the additional cost as well. We would agree to try this arrangement on this case to see how it works. This way you are working with your contractor and we are not involved in that part other than we need to approve the cost of our share for any proposal.

Please reply all to this note. I am available by phone Wed 303 886-9243.

Rick Beaver
Board member, MCCHOA

MCC HOA BOARD