

The Meadows at Coal Creek Homeowners Association, Inc.
May 18, 2009

Attendees: Ron Cummings, Rick Lien, Rick Beaver, Ellen Hickernell, Donna VanDerWerken, Rose Gilbert, Larry Brassem, Joyce Brassem

Call to Order: Ron called the meeting to order at 7:05 PM

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

Fences, Status/Issues: The bid from Hammer Property Management is in for staining the Cherry St fence. Still waiting on the bid from Super Paint. Larry Brassem will call and remind them. Rick Lien will check on when the picket fence on the east side was last stained and it will be looked at to see if needs work this year.

Review waste collection options and Newsletter: Discussion related to options for switching over to the city. Current status is we have an extension from the city to 4/1/2010 to continue with Waste Connections based on the 1998 contract. Options discussed were to terminate the Waste Connection contract with 60 days notice and switch to the city at that time. This would require us signing on with the city which would not be revocable once committed. This would expose us to a possible suit by Waste Connections for breach of contract. While most people agreed the risk of a suit or losing a suit was small, if we lost we would be exposed to unknown expense for legal fees. Based on feedback from 10 neighbors including those at the meeting, opinions are divided on the choice of switch now or stay with Waste Connections as long as possible. After lengthy discussion, Ron made a motion to continue with our current contract with Waste Connections until the 4/1/2010 date and switch to the city at that time. Rick Lien seconded the motion. The motion carried by unanimous vote of the Board. Rick B and Ron will work on the wording of a letter to Waste Connections, stating our position and clarifying our date to transition to city service.

ACC Report: ACC sent 3 letters to homeowners on 4/17/09 to comply with CC&Rs.

Finance Statements: No financial statements review as Stacy was not able to attend.

Open discussion items from the Board and members: None

Writing Checks: None

Adjourn: Meeting adjourned at 8:44 PM,
Next meeting: Monday 06/08/2009, 6:00 PM at 759 Orchard Ct.

Rick Beaver
Secretary, MCCHOA