

The Meadows at Coal Creek Homeowners Association, Inc.
October 7, 2009

Attendees: Board members Ron Cummings, Rick Beaver, Ellen Hickernell, Rick Lien. ACC members Betsy Hoag and Larry Brassem and neighbor Donna Vanderwerken also attended.

Call to Order: Ron called the meeting to order at 7:04 PM

Approval of prior meeting minutes: Previous minutes from August meeting approved with the change of Next Meeting being October 07.

Fences, Status/Issues: The Cherry St fence staining is complete, and Super Painting has been paid. The stain is slightly darker than previous years and a neighbor expressed an opinion it was too dark. Other neighbors, including Board members think the Cherry St fence looks good.

MCC Picnic: The picnic was a success even though slightly down in attendance, probably due to the first rain at our picnic in years. The food was very good and we had enough to ensure we did not run out. Sam and the committee did an excellent job on arrangements, set up, recruiting sponsors, and hiring vendors.

ACC Report: The issues with the Rosenshein's were addressed. The discussion covered topics of paint, ACC letters, Policy, CC&Rs, enforcement, and house colors as per the color book. These issues were looked at in a broader context than just the Rosenshein's current CC&R violations and painting the house in violation of HOA standards without discussion or understanding of the HOA policy and why it is in place. As a result the Board has resolved to:

- 1) Ensure all neighbors communicate with the ACC or Board prior to painting, landscaping, or changing architecture. To this end, we will be looking at improving communication toward more in-person conversations, greater clarity in electronic/written letters, reviewing policies, CC&Rs, resolutions, research into more enforceable practices and increasing fines especially in cases of actions in violation of policy, CC&R's, etc. Our responsibility to the homeowners of MCC is to preserve the property values and ensure we are a desirable neighborhood to live in. One indication of success in this is the short time houses for sale are listed.
- 2) To rethink enforceable processes and enforcement of same. We will be doing research including possible classes, comparing other successful HOA practices, possibly legal review of our policy and enforcement options, and reviewing all our policy and practices.
- 3) To improve communication between Board and the neighbors through in person communication to resolve issues with policy or practice. Practices of reviewing communications to neighbors by Board, ensuring personal contact, and effective web page and electronic channels are done more effectively.

The issue of current letters and conversations between the ACC, Rosenshein's, and Board was discussed. The current position will be documented and discussed with the Rosenshein's soon. Ron and Rick B. will work on the communication to include the following:

The April 17 letter from the ACC did clearly and correctly identify the non-compliant issue related to landscaping and trash or improper storage under the deck. The May 29 letter established the initial fine of \$50 as per HOA process but was not crisp in the timing of the fine. The June 9 letter was not clear or in accordance with policy and is rescinded by the Board. The Board had stopped all fines when the Rosenshein's appealed to the Board, Rick B. and Ellen met with the Rosenshein's on Sept 2 and reported to the board on the findings. These will be considered, the documented policies will be reviewed and enforcement action will be clarified in a meeting with the Rosensheins as soon as this review can be completed.

Finance Statements and checks: Checks written: 9/21 \$53.57 Rick Beaver, 9/21 \$50.00 Matt Prentup, 9/21 \$2770 Super Painting, 9/26 \$619.57 Sam Pottinger, 9/26 \$252.19 LizAnn Nelson, 9/26 \$137.70 Ronell Philipou, 9/26 \$20.00 Betsy Hoag.

Open discussion items from the Board and members: Larry Brasseem left some documentation related to liens for the Board to consider.

Open discussion from members: None

Adjourn: Meeting adjourned at 8:33 PM,
Next meeting: Mon 11/09/2009, 7:00 PM at 759 Orchard Ct.

Rick Beaver
Secretary, MCCHOA