

The Meadows at Coal Creek Homeowners Association, Inc.
January 19, 2010

Attendees: Ron Cummings, Ellen Hickernell, Rick Lien, Rick Beaver

Call to Order: Ron called the meeting to order at 6:10 PM

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

Review 2009 Financial Statements: Ellen presented the 2009 income and expense reports. They were approved with a small adjustment. The initial budget was reviewed and will be finalized by the February meeting.

Status of 2010 Invoices for Dues and trash: We currently have 56 homes dues paid and 46 unpaid.

Discussion of new resolution to clarify bylaw issues: More work will be done to clarify changes related to bylaws and possible amend bylaws to be in line with new Colorado statute and ease of doing business.

ACC Report: 545 Orchard Dr improvement request approved. Discussion of new fence and gate at 455 Orchard Dr. Ron and Rick B will look at it on 1/20/2010.

Check writing: One check for \$44 to USPS for PO box rent.

Open discussion items from members: Beth Rosenshein stopped by at 6:50 PM to discuss the email she received with the Dues notice, fine and late fee. Beth said they did not receive the 11/11/2009 letter from Ron Cummings explaining the outcome of the ACC nonconformance written 4/17/09, (another letter Beth says they did not receive). Ellen and Rick B had completed a Board investigation of the issues and correspondence from the Board including a visit with the Rosensheins on 9/2/09 and report to the Board at the next Board meeting in October. The final resolution was the initial fine of \$50 was correct and the Rosensheins owed that plus the late fee because they did not pay it in December after the November letter. Ron offered to wave the late fee if the fine was paid by 1/31/2010 since they did not receive the 11/11/2009 letter. Beth agreed to do that and said the dues payment was scheduled also. The Board assumes that would be received by 1/31/2010 also.

Adjourn: Meeting adjourned at 7:31 PM,
Next meeting: Tuesday, 02/16/2010, @ 6:00 PM at 759 Orchard Ct.

Rick Beaver
Secretary, MCCHOA