

**The Meadows at Coal Creek Homeowners Association, Inc.**  
**May 24, 2010**

**Attendees:** Ron Cummings, Ellen Hickernell, Rick Lien, Rick Beaver  
Ron & Angela Rose attended part of the meeting

**Call to Order:** Ron called the meeting to order at 6:04 PM

**Approval of prior meeting minutes:** Previous minutes from the March meeting approved.

**Status of landscaping and fence:** HOA fence rail on west walkway broken, 485 Orchard Dr has broken rail and high branch that needs removal, 771 Orchard Dr homeowner needs to remove rocks pushing HOA fence. HOA will replace broken board. Ron will talk to a local contractor for a bid.

**Status of 2010 final invoices for trash:** Final invoice paid, no problems reported.

**Check writing:** None

**Pending HOA/ACC Actions:** The fence and gate at 455 Orchard Dr was sent last month, Ron and Angela Rose came to respond. Very cordial discussion resulted in a plan. The Roses will fill out an ACC Request for the changes they understand will resolve the problem and submit before they take any action. We expect their response within the next 30 days.

Nonconformance letters approved for mailing this month:

752 Apple Ct has a broken tree branch that needs to be removed

713 Apple Ct, 434 Orchard Way, and 575 Orchard Dr all have weeds that need clearing.

Board pre-approves these for distribution pending Ron and Rick B review Tue 5/25/10.

**Annual Meeting:** The annual meeting is scheduled for Thursday, June 17 @ 7:00PM at the Louisville Rec Center assuming it can be booked for that night. Newsletter announcement due out next week.

**Annual Picnic:** Rick B will work with Sam Pottinger to get a date set.

**Check writing:** Mark McBryant \$150 for snow removal. Ron Cummings \$13.66 compost bags

**Other Discussion from Board members:** Ellen – The city is not mowing the weeds on city property next to her yard. Ellen believes they may have stopped as part of the cutback. Ron will call the city and inquire what their plan is. Rick will get newsletter out but may need separate flier for picnic due to short notice for annual meeting.

**Open discussion items from members:** None

**Adjourn:** Meeting adjourned at 7:20 PM,

Next meeting: The Annual Mtg currently planed for 7/17/10 at Louisville Rec Ctr

Rick Beaver  
Secretary, MCCHOA