

**THE MEADOWS AT COAL CREEK
HOMEOWNERS ASSOCIATION, INC.**

BOARD OF DIRECTORS MEETING

759 Orchard Court
303-926-1847

**Tuesday, July 18, 2011
6:00 P.M.**

1. Call to Order 6:08p.
 - a. In attendance Ron Cummings, Rick Lien, Ellen Hickernel, Mark & Karen McBryant
2. Approval of June 2010 Annual Meeting minutes.
3. Review 2011 Annual Meeting Minutes for any corrections or additions.
 - a. Two email addresses from the annual meeting were recorded incorrectly.
 - b. Mike Ellson should be mike.ellson@yahoo.com
 - c. Mark McBryant should be mmcbryant@aol.com
4. Review Tasks and Assignments from the Annual Meeting.
 - a. Two property managers are being considered.
 - b. **Deb Palmer**
Palmer Realty
PalmerRealty_Deb@msn.com
303.931.2824

Legacy Management llc.
Shanna Massier
13762 Colorado Blvd 124-10
Thornton, CO 80602
303-4980-0753
shanna@e-legacymgmt.com
5. Status of Landscaping and Fences Repair.
 - a. None of the fence contractors returned the bids for the fence work.
 - b. We will call the two contractors back to see if they are interested in the job or possibly segmenting the work into smaller segments
 - c. Mark McBryant will follow up with the contractors that previously indicated interest.

6. Assign responsibilities for the items discussed at the Annual Meeting.
 - a. Ron will proceed with the production of the directory
 - b. Sam Pottinger will lead the picnic again next year
 - i. Cheryl Harman 303 330 7779
 - ii. Bill & Pam Nelson 303-665-9762
7. Pending HOA/ACC Actions.
 - a. One landscape request was submitted and approved
565 Orchard Dr.
8. Check Writing, Discussion.
 - a. No checks were written
9. Other Issues from the Board.
 - a. None
10. Open Discussion from Members.
 - a. Complaint about trash cans being left in front of the house
 - b. ACC will tour the neighborhood and issue letters.
11. Schedule Next Meeting.
 - a. August 16th at 6:00p
12. Adjournment 6:40p.