

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

BOARD OF DIRECTORS MEETING

759 Orchard Court
303-926-1847

Tuesday, August 16, 2011
6:00 P.M.

1. Call to Order: 6:03 p
 - a. In attendance Ron Cummings, Rick Lien, Ellen Hickernell, Mark McBryant
2. Approval of July 19, 2010 Meeting minutes.
 - a. Approved with Changes (removed Ellen from in attendance)
3. Review Status of Tasks and Assignments from the Annual Meeting.
 - a. Fence repairs
 - b. HOA directory
 - c. Fence repair
4. Status of Landscaping and Fence Repair.
 - a. Materials have been purchased and repairs have started on the California fence
 - b. Some support repairs on the cherry fence
 - i. Mark will invoice for time and materials
 - c. Still looking for bids on the cedar fence
 - i. 8x8 post
 - ii. 5 4x4 posts
 - iii. Top Rails on Cherry fence
5. Status of HOA Directory.
 - b. No progress on the directory, plan to adapt the address listing put in spreadsheet format.
6. Picnic Status.
 - b. Ron will talk with Sam for a status update
 - c. Target date for Sept.
7. Status of Management Company Exploration.

- b. The BOD will draft requirements for the management company
 - i. Noncompliance letters and follow-up
 - ii. inspect neighborhood (quarterly)
 - iii. dues, notice and collection (annually)
 - 1. delinquent notice and collection
 - iv. Collect mail weekly
 - v. Arrange for maintenance contractors
- 8. Review Financials.
 - a. Attached
- 9. Pending HOA/ACC Actions.
 - a. 723 Orchard Ct to add vent to garage - approved
 - b. Discussed Nonconformance letters for trash can issue
 - iii. Prior to sending letters the status will be verified as still applicable
 - iv. Letters will be mailed Friday.
- 10. Check Writing, Discussion.
 - a. 17.08 to Ron for copy costs for annual meeting
 - b. 800.00 Liability Insurance
- 11. Other Issues from the Board.
 - a. Mark McBryant was appointed to the HOA board
- 12. Open Discussion from Members.
- 13. Schedule Next Meeting.
 - a. 9/20/2011 6:00p
- 14. Adjournment: 7:55p