

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

BOARD OF DIRECTORS MEETING

759 Orchard Court
303-926-1847

Tuesday, November 15, 2011
6:00 P.M.

1. Call to Order. 6:02 p
 - In attendance Ron Cummings, Rick Lien, Ellen Hickernell, Mark McBryant
2. Approval of September prior Meeting minutes. Approved w/o changes
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3. Review Status of Tasks and Assignments from the Annual Meeting.
 - Ron will talk to Donna & Leslie about the sale of thier house
 - Ellen wants to participate on the interview committee for the new management company
4. Status of Landscaping and Fence Repair.
 - Ron will contact Pam to see if she is interested in cleaning the common area
 - Same budget of \$15/hour
 - Mark has some post staining yet to do
 - Work has already been invoiced and paid
 - Other fence repairs are complete
 - Trash & tree limbs from the past storms need to be cleaned from the common areas.
 - Pine at our east exit is hard to see past when turning onto Cherry
 - This is city Property
 - The bushes are also blocking our signs
 - Ron will ask about trimming
5. Status of HOA Directory.
 - Committee was formed to work on the directory
 - Children can be included
 - Excel program is available for formatting
6. Picnic Results and Accounting.
 - \$942 Spent + \$100 in donations = \$1042
7. Review Financials.
 - \$5321.23 balance
 - Transfer \$2500 transfer to pillar fund
 - Financials approved documented

8. Plan and schedule 2012 Dues Invoices.
 - leave at current rate because of
 - fencing and possibly replacing sections at a time
 - the pillar fund
9. Pending HOA/ACC Actions.
 - Solar panels
 - Painting approved in prior meeting was re-submitted with approved colors.
10. Check Writing, Discussion.
 - No checks in November
11. Other Issues from the Board.
 - Document retention plan
 - Life of the association
 - 102 individual property folders
 - All by-laws, covenants, etc.
 - MCC Newsletters
 - 7 years
 - Monthly Balance Sheets and income statements
 - 3 years
 - Bank Statements, receipts, invoices
 - Retention Plan is Approved by the board
12. Open Discussion from Members.
 - Rick and Mark will re-visit the trash container letters to determine if fines need to be issued
13. Schedule Next Meeting.
 - No meeting in Dec 2011
 - January 17th 2012 @ 6:00p
14. Adjournment.
 - 6:43p