

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

BOARD OF DIRECTORS MEETING

759 Orchard Court

303-926-1847

Tuesday, December 10, 2013

6:00 P.M.

1. Call to Order 6:03p
2. Attendees: Ron Cummings, Ellen Hickernell, Rick Lien, Russell Gaspari
3. Approval of prior meeting minutes – Status of issues.

Approved

4. Treasurer Position and other Board positions.
5. Snow removal and center walkway vegetation.

good coverage with current contractor, Carlos

6. Discussion of pros and cons of outsourcing functions

No volunteers have come forward to help with HOA activities

Estimates indicate that the dues will increase about \$50/month per household.
Two companies are interested.

Expectations of the management company

Keep the Board informed of regulatory changes

Walk the neighborhood for inspections

Architectural controls & enforcement

Financials monthly

Maintain the community directory

Fence Maintenance (perimeter)

Landscaping of common areas

Snow removal of common area

Attend BOD meetings

Organize annual meetings

Quarterly News letter

Must be certified and insured

Discussion of moving the annual meeting to November for better attendance.

Current bylaws restrict the annual meeting to June.

7. Approval of Invoices and information included.

Suggested moving news items to a second page in newsletter format. Keep the invoice specific to the dues. Ellen will draft the newsletter and distribute for review. Approval via email

8. ACC Report.

No requests or issues

9. Other Issues.

Annual Meeting June 4, 2014 7:00p.m. (tentative)

10. Open Discussion from Members.

Copy the webmaster on the meeting minutes: sam.falkner@gmail.com

11. Adjourn.