

**THE MEADOWS AT COAL CREEK
HOME OWNERS ASSOCIATION, INC.
720 WEST CHERRY STREET
LOUISVILLE, CO 80027**

June 25, 1996

MEETING AGENDA

Roll Call and Certification of Proxies:

Proof of Notice of Meeting: News Letter dated May 20, 1996

Quorum for this meeting: 1/2 of votes entitled to vote or 1/2 of 302 = 151

Voting Rights per CC&R Provisions:

Lot owners: 1 vote per lot - current total = 35 (34 in good standing)

Declarant: 4 votes per lot - current total = 67 x 4 = 268

Minutes of Last Annual Mtg:

None Could Be Found

Report of Officers/Committees/Managers

Resolutions Adopted During Last Year

Enforcement of Covenants and Rules

Maintenance of Fences Adjoining Outlots/Cherry St. ROW

Review of Lots Owned by HOA

Financial Review and Budget Outlook

Declarant Turnover of Control of HOA -

Per CC&Rs - Dec 1999 or 80 lots sold

Old Business:

New Business:

Election of Directors:

Current Directors:

Delmer Zwegardt, President

Lavonne Zwegardt, Vice President/Treasurer

Ray Schlott, Secretary (Appointed to fill unexpired term)

Park Area and City Responsibility Discussion:

Other Questions and Answers:

Adjourn:

MTG696.WPS

The Meadows at Coal Creek HOA

June 25, 1996

Subject: Annual Meeting of HOA

The annual meeting of the Home Owners Association was called to order at 7:10 PM on June 25, 1996. The home owner attendees are per the attached sign in list.

The annual meeting was used as an information meeting to describe the status of the development, the future plans for home construction and to elect a new board member due to the vacancy created by the resignation of Mr. Neil Wall as Secretary.

Other items of home owner concern was related to the improper drainage situation caused by the grading at Club Homes and the manner water was draining over outlot A into back yards.

Other items discussed were as follows:

A review of resolutions adopted pertaining to fence maintenance by lot owners and the enforcement of covenants.

The possibility of home owners adding landscaping to the entrance island. - It was explained the City initially would not permit planting areas to be added to the island due to the concern that the area may not be maintained by the HOA. The island is City deeded property.

Discussion of interpretation of CC&R square footage requirements to construction of new homes.

The allocation of owner and developer voting was reviewed.

The home owners have one vote for each lot;

The declarant has 4 votes for each lot;

When 80 lots have been sold or December 31, 1999 (whichever first) the number of votes becomes one per lot and the developer has to pay dues on unsold lots.

A review of the financial status of the association was provided with a projection for future year dues provided.

The voting for the vacant position of Secretary on the Board of Directors resulted in the election of Ray J. Schlott to the Board. Mr. Zwegardt nominated Mr. Schlott with Jo-Ann Marques seconding the nomination. No other nominations were made.

Being no other matters for consideration, the meeting was adjourned.

Minutes prepared by:

Signed: Ray J. Schlott Accepted this date: 6/25/97