

## The Meadows at Coal Creek HOA

June 25, 1997

### **Subject: Annual Meeting of HOA**

The annual meeting of the Home Owners Association was called to order at 7:15 PM on June 25, 1997. The fifteen home owner attendees are per the attached sign in list. Together with the declarant voting rights the total represented a quorum.

### **Minutes of last meeting -**

The minutes of the last meeting of June 25, 1996 were read and approved.

### **Report of Officers/Committees/Managers -**

#### **o Review of financial status**

An overview of the financial status was provided and an exhibit made available for review of the financial activities of the HOA. The current balance, with amounts to be paid deducted, is \$1991.72. As part of the review the schedule of charges was presented. These were identified to be \$.75 per letter including preparation/envelope/stamp. In addition a charge of \$25 is made on each lot transfer with \$20 going to the HOA and a \$5 charge for records and data base updates.

The financial overview included the identification of the dues for 1998. These were projected to be \$36. (As a result of the new business action related to plantings in the island entrance this projection was updated after the meeting with the new amount being \$42.)

**o Outlot A** - agreement regarding maintenance of this outlot, where it abuts the Town Homes, was discussed. Included in this agreement is the maintenance of the adjoining fence. The maintenance of the fence extends to the area of Outlot B but does not include the fence along the property line of the restaurant or the Orchid business.

As part of the discussion regarding Outlot A it was identified that the City had sent a letter to the HOA requesting information regarding any current concerns about drainage associated with the Town Homes. At the meeting none were identified. It appears as if the changes in grading and the addition of the trickle channel had corrected problems experienced in 1996.

### **Old Business:**

**o Park Area** - The delay by the City in taking action to improve the park area was discussed. A person volunteered to be the chair person to work with the City at the time details for planning would be appropriate. At the present the City has not accelerated the implementation from 2000. In discussions with the City Administrator it was acknowledged that a acceleration of build-out of The Meadows should result in some acceleration of this activity. This item will be require continuing attention.

### **New Business:**

**o Top Lift** - Information regarding the addition of the top lift of asphalt to the streets was discussed. It was identified that work would start the first week of September. The activity should last only a few days and likely would cause some minor inconvenience. Cooperation and understanding was requested. As specific information concerning the installation was identified home owners would be notified.

**o Planting of Flowers in Orchard Way entrance island** The majority of the owners present at the meeting asked that action be taken to include planting beds in the center island at the Orchard Way entrance. Budget projections for 1998 were updated after the meeting to include this item. Authorization is to be obtained from the City since this enhancement would be installed on the City owned entrance island. It was identified that at the time the landscape plan was submitted, the City would not approve the inclusion of the home owner desired planters. Hopefully, reason will prevail.

#### **o HOA Management**

The assumption of management on 1 January 1998 of the HOA by Vista Management Associates was discussed. It was identified that the current volunteer management consultant ( Ray Schlott) would resign this position at the end of 1997. As part of the review of Vista Management assuming responsibility, the schedule of fees charged was presented. This appears to be a reasonable schedule of charges for the HOA.

Future year charges will be determined based on experience and service which may be added (such as a single company providing trash removal service). The transition of records and information will commence during the 4th quarter of this year. Vista Management is currently responsible for the management of the Island and Master Associations of Coal Creek Ranch, among others.

**Other Questions and Answers**

**Development News -**

The developer identified that a major home builder has indicated interest in building homes in The Meadows. The builder expects to complete construction of homes within the next two years.

**House Color Lot 93 -**

The paint color of the house on lot 93 was identified by several home owners as being of concern. It was explained that letters had been sent to the builder requesting that a new color be submitted for approval and the home repainted. As of the meeting no response had been received.

**Community Picnic -**

It was identified that there was interest in holding a community picnic some time later in the summer. A couple of the home owners present identified they would coordinate this activity.

**Adjournment -**

With no other items of business identified the meeting was adjourned at 8:30 PM.

Minutes prepared by:



Minutes Accepted: \_\_\_\_\_ Date: \_\_\_\_\_

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