

The Meadows at Coal Creek
Homeowners Association, INC
Annual Meeting Minutes

June 9, 1999

Call to order

The meeting was called to order and all in attendance were asked to introduced themselves and state their address. Meeting packets were made available which included the agenda, last year's meeting minutes, the annual budget and a landscaping reminder.

Proof of Notice/Determination of Quorum

Proof of notification was provided by a signed statement by the secretary.

Proxies were received as follows:

- 15 from Sheffield
- 8 from HO's

29 Homeowners signed in at the door, therefore establishing a quorum of 52.

Approval of previous minutes

The minutes were attached to meeting material for review. A motion was made to approve the minutes. A second was made. The minutes were approved with a majority of I's.

President's Report

HOA Management

We are now self managed. Vista was doing a favor at 20\$/month, however to continue with minimum management would be \$350/month. We currently pay for their services as need for transferring management and copy fees.

A few HO expressed a desire to continue using Vista Management. The concerns are with a self-managed HOA, there may issues with bringing concerns to a fellow neighbor and the board members time is not fully devoted to enforcement and monitoring. A management company would be more objective and could provide better enforcement of CCRs.

A motion was made to vote to continue with the self-managed approach. A second was made. The self managed HOA was approved with a majority of I's.

Annual Dues breakdown

The yearly dues are \$42 for the HOA, which includes \$10.50 for working capital , and \$78 (6.50/month) for trash pick up. Our contract with Town and Country expires at the end of 2001.

Trash Services

Trash pick up has been occurring later in the day as of late and the board has received some complaints. Phil Barton will check to see if we can get an earlier pick up.

Concerns have also been brought to the board about loose trash being blown around the neighborhood. We have asked all HO to keep trash bagged and/or in a can.

Park Plans

The city hopes to begin planning for a park to be built in 2000. Public hearings will be held for neighborhood input. The board is asking for volunteers to be liaisons with the city and represent our neighborhood. Three individuals have expressed interest.

Entrance maintenance

The front island was planted with annuals recently. A suggestion was made to plant perennials and perhaps other plantings to soften the look. Prior to this, the area was filled with weeds and a HO weeded it to improve the appearance. The board then asked for volunteers to form a maintenance committee.

The areas on either side of the front island belong to the individual property owners. They are responsible for the maintenance and have been contacted by the board notifying them of their responsibility. Phil will contact Sheffield to take care of the dead tree.

Maintenance of ground under utility poles

Public Service owns the land under the utility poles but it is maintained by the city. Phil has contacted the director of parks and recreation, Steve Baysinger, to discuss the need for maintenance of these areas. has been contacted.

This could also be a responsibility of a maintenance committee to represent the HO's interest to the city. All neighbors present at the meeting were given the number to call to complain about maintenance.

CCR's/By-Laws

Copies of the HOA By-Laws and the Covenants, Codes and Restrictions were made available at the meeting. The CCRs were provided to most HO's at their closing. The By-Laws were not provided.

Board Member Terms

Each board member term is for three years and is staggered for continuity. Currently the remaining years for each position are as follows:

- President (Phil Barton) is three years.
- Vice President (Marion Carr) is two years.
- Secretary/Treasurer (Bill Nelson) is one year.

The next election will be for the Secretary/Treasurer position at next year's annual meeting.

Financial Statement Review

The annual budget was attached to the meeting material presented. CCR's not in compliance with Colorado state law and will require a review by an attorney. This is represented by a \$3000 line item. A suggestion was made to use the maintenance fee for front island, trees on either side of island and cul-d-sacs.

Architectural Committee Report

A member of the Architectural Control Committee (Ron ?) gave a presentation. There are currently 3 members including the board Vice President. The committee is currently meeting weekly and handling 4-6 requests each week. Requests include new home construction as well as landscaping improvements.

Guidelines

The architectural guidelines are contained in the CCRs. The ACC must follow these guidelines for enforcement.

Approval Process

The ACC will review each request and approve or deny based solely on the guidelines. All requests and approvals are kept in a file for future reference. It was recommended for each HO to keep a record also. Letters have and will be sent to those HOs who are not in compliance.

Enforcement Discussion

The ACC has walked around the neighborhood looking for gross non-compliance. The consensus of those present was that enforcement is necessary but should be flexible. Those instances where a HO is out of compliance, common sense and intent will be applied to a judgment. The CCR's cannot be changed until after December 1999.

Other concerns regarding enforcement of CCRs were brought forward.

- Is parking on the street allowed? YES
- Are temporary basketball hoops allowed? These are not mentioned, however a HO mentioned the city does not allow them on the sidewalk.
- Can a cap on a fence be a 2" X 6" rather than 2" X 8" as stated in the fence guidelines? YES The intent is to have similar looking fences, not hard enforcement.
- A HO mentioned that the HOA cannot regulate satellite dishes which are below a certain size (12"?).
- Weed complaints should be directed to the city first by HOs.

Cherry Street Fence Replacement

Presentation of facts

The board has recently negotiated with Sheffield to have the fence built rather than using the fence consultant. This has resulted in a savings of \$7000 off our original estimate of \$20,000. The board anticipates a special assessment of \$75 - \$100 per HO. This will include staining the fence using a natural stain, as opposed to the current red stain. Sheffield will be paying for the lots that have not closed.

Option discussion

Concerns were expressed about future fence replacements, i.e. is the HOA setting a precedent by replacing the front fence. What are the legal liabilities of the HOA should a HO disagree or would like the common fence on their property replaced? Is this a legal precedent? Vista Management has been contacted and in their opinion there should be no legal issues.

Special Assessment

A motion was made to replace the entire fence along Cherry street using the insurance proceeds of \$5000 to offset the cost and assess each property owner a maximum \$100 with no intent of changing the CCRs. A second was made. The motion was approved by a majority of I's. There were 7 HO's opposed.

Picnic Discussion

The board again is asking for volunteers to form a committee to make the necessary arrangements for a summer neighborhood picnic. There is currently \$1000 budgeted for this. Most people would like a picnic, but would rather spend the money sprucing up the common areas and the island. It was suggested a pot luck picnic be arranged.

Newsletter

The majority of HO's would like to continue having a neighborhood directory and publish quarterly newsletters. Volunteers will be sought to be responsible for each of these items.

Open Forum

Some of the issues raised by HO's follows:

- The roads have become damaged from construction traffic along with dumping of concrete on the roads. Sheffield and the city will be contacted.
- A HO expressed a desire to build a terrace in his back yard. A amendment to the PUD would be require since it would violate the 25 foot set back requirement. The HO wanted other's opinion. The consensus was to continue with the process of amending the PUD. The HO distributed a sign up sheet for volunteers to help with this lengthy process.
- A HO asked that neighbors be mindful of speeding in the neighborhood now that school is out.
- A HO asked that we all be courtesy to each other when mowing because of noise.
- A HO expressed displeasure about the number of mopeds on the city path. It was also mentioned it is against city regulations to operate motorized vehicles on city paths
- There is still a city program for discounts on trees at local nurseries. The number of certificates is based on frontage property
- Coal Creek Ranch has a level 3 sex offender living in a home. The city felt enough of a threat to distribute his mug shot to individual home owners in the neighborhood.

Adjournment

The meeting was adjourned.