

**The Meadows at Coal Creek
Homeowners Association, Inc.
Annual Meeting Minutes**

June 22, 2000

Attendees: Board Members: Phil Barton, Marian Carr, Bill Nelson and various homeowners as listed separately.

Call to order

The meeting was called to order at 6:35 pm and all in attendance were asked to introduce themselves and state their address. Meeting packets were made available which included the agenda, last year's meeting minutes, the annual budget and the revised Articles of Incorporation.

Proof of Notice/Determination of Quorum

Proof of notification was provided.

Proxies were received as follows:

- 12 from Homeowners

28 Homeowners signed in at the door, therefore establishing a majority of a quorum.

Approval of previous minutes

The minutes were attached to meeting material for review. The Trash Service company name was incorrect and will be changed to Town and Country. A motion was made to approve the minutes with the mentioned change. A second was made. The minutes were approved.

President's Report

HOA Management

We continue to be self-managed. There were no requests to change the management.

Annual Dues breakdown

The yearly dues are \$62 for the HOA, which includes trash collection services.

Trash Services

Town and Country raised the rates \$229 for the year or \$0.25/month/unit. The board was asked to request an earlier time for trash pick up. Town and Country was not able to accommodate this request.

Park Plans

Bids for the park will go out in mid-July with construction to begin in late August, early September.

Entrance maintenance

A grounds maintenance company, Blade Runners, has been hired to maintain the areas belonging to the Homeowners Association.

Legal Review of Documents

A review of the previous findings by Orten & Hindman was presented.

Financial Statement Review

The annual budget and current balance sheet were attached to the meeting material handed out. These were presented with no comments or questions from the homeowners.

Architectural Committee Report

A member (Ron Cummings) of the Architectural Control Committee (ACC) gave a presentation to the homeowners. The guidelines and approval process was discussed along with the need for new members. Carrie DeGraw volunteered

Some concerns regarding enforcement of CC&R's were brought forward.

- Holiday decorations need to be removed in a timely manner as specified in the CC&R's.
- Some yards have been seeded and their appearance is shoddy. The homeowners felt sod should be required. *This is not addressed in the CC&R's.*
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A motion was made to buy a tree to be planted on the East side of the main entrance to balance with the West side entrance. The motion was seconded and approved.

A motion was made to pay a maximum of 50% up to \$350 for a large, decorative rock to be placed on the Northeast corner of Orchard Way and Orchard Court to act as a speed barrier and prevent cars from cutting through the homeowner's yard. The motion was seconded and approved.

Election of New Board Member

Ron Cummings submitted his name for election as the Secretary/Treasurer replacing Bill Nelson. This position is a three-year term. There were no other nominations. The motion for Ron Cummings to join the board was approved.

Articles of Incorporation Revision

The changes to the Articles of Incorporation were explained. Some minor changes to language in the Articles were noted and accepted. A motion was made to approve the new Articles of Incorporation with the mentioned changes. A second was made and the motion to approve the Articles of Incorporation was carried.

Walkway Landscaping

A consensus was reached regarding improvement in landscaping at the entrances to the neighborhood. Victor Moody, Kristi Reis, Gail Palmer and Tom Tyrell all volunteered to form a committee to study and recommend alternatives.

Picnic Discussion

Sam Pottinger asked for ideas and volunteers for a community picnic. The tentative date for the picnic will be the 1st Sunday after Labor Day, September 10, 2000.

Newsletter/Community Directory

Any articles to be included in the newsletter may be sent to elrey50@hotmail.com. Robert Douglas volunteered to maintain the community directory.

Adjournment

The meeting was adjourned at approximately 8:20 p.m.