

The Meadows at Coal Creek Homeowners Association, Inc.
Annual Meeting
June 17, 2002

Attendees: Board of Directors, 19 homeowners in person, and 17 proxies representing 36 properties.

Call to Order

The meeting was called to order at 6:40 p.m. All in attendance were asked to introduce themselves and state their address. Meeting packets were made available which included the following:

- Agenda
- Budget/Balance Sheet
- Proposal of the Arbor Committee
- Picnic signup

Proof of Notice/Determination of Quorum

- Proof of notice was provided
- Proxies were received from 17 homeowners representing 17 properties
- 19 homeowners signed in at the door (which was confirmed after subsequent review to eliminate any duplicate addresses.
- A quorum of the 101 eligible homeowners for election of officers was not obtained.

Reading of Prior Meeting Minutes

The minutes from the 2001 meeting were read to the meeting attendees. Comments or corrections were requested. None were offered.

Board of Directors Report

Fence Issue Vote Results

The results of the mail in ballot concerning HOA maintenance of fences were announced.

Of the 101 homeowners eligible to vote, 79 cast their ballots as follows:

Option 1 - MCC HOA should do nothing	16
Option 2 - HOA Maintains Cherry Fence Only	31
Option 3 - HOA Maintain all common fences	32

Under the rules set forth in the ballot, the HOA will maintain all common fences. This includes the Cherry fence exterior, the California (Chain Link) fences under the power lines and 3 walkway paths, the West perimeter privacy fence and, the East perimeter picket fence.

Landscaping Improvements

It was explained that the planned and approved landscaping improvements on the West and East walkways have been put on hold pending resolution of the water shortage.

Maintenance and Snow Removal

Homeowners noted that the mowing service was not performing in a timely manner but snow removal services appeared adequate.

Financial Statement Review

The financial statements were reviewed with those in attendance.

Architectural Committee Report

Appreciation on behalf of the Board and homeowners for the past leadership of Dave Wilkinson was expressed.

The water shortage has curtailed most landscape changes. There were some comments concerning the large blue trash containers. One member of the ACC pointed out that there are actually three different sizes, all available from Town and Country at no cost.

Election of New Board Member

Despite the lack of a quorum, a majority of those attending voted for Phil Barton to remain on the Board for another 3-year term.

Picnic

The homeowners attending the meeting voted that they wanted another picnic this year, and a signup sheet was made available for volunteers.

Newsletter and Directory

The homeowners in attendance indicated they appreciated the newsletter. Ms. Jana Wagner has volunteered to prepare the newsletters.

Those in attendance also favored a MCC directory of homeowners. The Board agreed to try it again (lack of response killed it in 2001). This time each homeowner will be sent their listing and will be included in the directory UNLESS they request to be omitted.

Arbor/Setback Proposal and Discussion

Mr. Hossein Zia Shakeri presented the proposal from the Arbor committee. The material will be submitted to the Homeowners for a vote in the near future.

The arbor committee was formed to develop a proposal for an administrative modification to the PUD to allow certain types of structures into the current 25-foot setback. These structures will be limited to open arbors to provide shade.

Both the CC&Rs and the PUD prohibit any construction of structures within 25-feet of the property line in the rear of the house. Although this limitation impacts all MCC, it is most keenly felt by those living on the cul-de-sac streets that have very shallow back yards.

Open Forum

During the open forum discussion homeowners raised a concern regarding the lack of stop/yield signs in the community. The city has denied our previous request for signs. It was suggested that we might try again with a request for "children at play" and dog etiquette type of signs.

Also suggested was an article in the newsletter about cleaning up after dogs, etc.

Adjourn

The meeting was adjourned at approximately 8:45 p.m.