

The Meadows at Coal Creek Homeowners Association, Inc.
Annual Meeting
June 23, 2004

Attendees: Board of Directors, 19 homeowners in person and 2 proxies.

Call to Order: Phil Barton called the meeting to order at 8:03 p.m. Attendees were asked to introduce themselves. Meeting packets were handed out to include:

- Agenda
- Budget/Balance Sheet
- Profit & Loss Statement
- Sign up sheets for the Annual picnic committee

Determination of Quorum

A quorum of the 102 eligible homeowners for election of officers was not obtained. Phil explained the quorum issue and impact on election.

Review of Prior Meeting Minutes: The minutes from the 2003 annual meeting were read. Corrections and comments were requested, none offered. The minutes were approved as read.

Election of Board member for a 3 year term

Rick Beaver was re-elected by unanimous vote as the Secretary

Community grounds improvements and maintenance

Grounds improvements have been on hold through the last 2 year draught. Phil presented options considered for xeriscaping, low use plants, and different water sources being city or home owner. There was some discussion and ideas from neighbors. The consensus via straw vote, was we did not want a zeroscape solution but to look at a xeriscape plan that only needed water the first year and to investigate getting Bladerunner to water it. Ron Cummings is following-up with Bladerunner and work with the board and any interested neighbors on revising the common area plan with the current draught in mind. Chuck ? pointed out that he had planted trees on the common space and was willing to water them. Discussion by the board followed related to possible liabilities for the HOA and that neighbors need to work with the board on effecting common areas. Chuck requested a copy of the original plan.

Ron Cummings discussed the repairs needed to the common fence and that T.R. Wilson Co has been hired to do the work.

Phil shared that the city was having a [planning and response meetings for the growth plan](#) starting 6/30/04 at 5:30 PM

Architecture Control Committee Report

ACC contacts:

- Rick Lien 303 665-4130

Rick shared that the ACC now has 7 members and turn-around on requests is faster. The ACC handled 7 requests for home improvements and all were approved.

Community News letter

Rick Beaver talked about the Holiday Lights Contest, received feedback. Rick explained the direction we were going with the News Letter and announced the MCC Logo Contest to be kicked off this year. The Newsletter is moving to a bi-monthly schedule.

Neighborhood Directory

Ron Cummings talked about the Directory and its future. A request from the floor to consider adding E-mail addresses to the Directory.

Community Picnic

Camile Zia-Shakeri is the chair of the picnic committee. Rick Beaver reported on her behalf that the picnic would be Sunday 8/15/04 2:00 – 6:00 and that Camile needed volunteers.

Financial Report

Phil reviewed the Financial report. There were no questions.

Open Discussion

Discussion and question about Dog poop along all the walks, no resolution. The recycle bins do not have lids and on windy days are sources of trash blowing in the neighborhood. Ron will call to see if there is an option that would help. In the mean time, it was suggested to add an article in the Newsletter about not putting the bin out if it's windy and you are home or just put a rock on it. There was also sharing about "No Solicitation" signs. They are ignored by most but could deter neighborhood efforts like Girl Scouts, Mo High students, etc that we would want to see. Board will look at an entrance sign solution.

Adjourn: Meeting adjourned at 8:12 PM