

The Meadows at Coal Creek Homeowners Association, Inc.
Annual Meeting
June 7, 2005

Attendees: 26 homeowners in person representing 19 households, including the Board of Directors, and 5 proxies.

Call to Order: Phil Barton called the meeting to order at 7:10 p.m. Attendees were asked to introduce themselves. Meeting packets were handed out to include:

- 1 Agenda
- 2 Budget/Balance Sheet
- 3 Profit & Loss Statement
- 4 Sign up sheets for the Annual picnic and ACC committees
- 5 Distributed Directory input sheet for Email addresses to be added

Proof of Notice/Determination of Quorum

A quorum of 51% of the 102 eligible homeowners for election of officers was not obtained.

Review of Prior Meeting Minutes: The minutes from the 2004 annual meeting were read. Corrections and comments were requested, none offered. The minutes were approved with the start time changed from 8:03 to 7:03.

Board of Directors Report

Community grounds improvements and maintenance – The landscaping on the West side was completed, the board noted that the bark was not staying put. A long discussion ensued in which the Sewell family expressed their unhappiness with the board not implementing their original suggestion to plant trees or shrubs. They also pointed out that weeds growing in the xeriscaping, which the board committed to have fixed. The result was the ACC would work with adjacent neighbors and Blade Runner to investigate a solution to the bark and have Blade Runner weed it regularly.

Perimeter fence maintenance - 2 Neighbors stained their fence with a colored opaque stain without ACC notification/approval and this was being addressed with limited options by the ACC. Phil explained that the board feels we need to do the Cherry St fence next year and are offering a recommendation to stain 1/3 – 1/4 of all the fence maintained by the HOA every 3 or 4 years. This would even out the cost and require a \$20/\$30 annual increase in dues. The board recommended 3 options for stain and asked for discussion on the entire item. The options were: Clear stain, wood colored semitransparent or opaque stain. The board's recommendation was for a wood colored semitransparent stain. Discussion followed with the following action decided:

1. The vote indicated semitransparent stain
2. The ACC will work with the four volunteers on the color selection committee
3. A motion was made and carried in the straw vote to raise the annual dues from \$62 to \$100

Holiday Lights Contest – Rick Beaver reported that the board planned to continue the Holiday lights Contest if feedback was positive. The contest received accolades.

Community Directory – Ron Cummings reported the Directory would go out in a couple of months and

requested any feedback. Some discussion ensued about publishing Email addresses in the directory, Ron agreed to publish them if included.

Election of Board member for a 3 year term

Phil Barton was endorsed by unanimous straw vote to continue serving on the Board.

Ellen Hickernell was nominated via proxy, and endorsed by straw vote as a fourth member of the board. Phil committed to contact Ellen and invite her onto the board. The board would still like to add one more member to the board and invited anyone interested in serving to contact any board member.

Architecture Control Committee Report

ACC contacts: Rick Lien 303 665-4130

The ACC has sent out 40 courtesy notices related to yard cleanup etc.. Donna Van Der Werken shared that response to the courtesy notices has been positive.

Jeff Shallenbert, a renter, requested a reading on his use of a trailer for his business and parking it in his driveway to load occasionally. Some discussion followed about not setting precedents that might not be to our best interest. The result of the discussion was that the ACC would draft guidelines on parking and storage based on the input they received in this meeting.

Community News letter

Rick Beaver talked about the Newsletter and our new Web page. Feedback was positive.

Community Picnic

The picnic needs a new chairperson. Camile Zia Shakeri has agreed to work on the committee and assist with transition to a new chairperson.

Financial Report

Phil reviewed the financial report. There were no questions.

Open Discussion

Michael Reis explained the new Frisbee Course in the park and how a young neighbor did this as a project, working it through City parks. Michael requested the board send a letter of recognition if Michael provides his name and address. The board was pleased to do that.

The HOA Act, Senate Bill 05-100, passed today, Rick Beaver commented on how the board was planning to use the web page to increase the availability of board info to neighbors, a key element of the bill. Someone brought copies of the bill for the board members, (much appreciated).

Adjourn: Meeting adjourned at 8:50 PM