

**The Meadows at Coal Creek Homeowners Association, Inc.**  
**Annual Meeting**  
**June 7, 2006**

**Attendees:** 27 homeowners in person representing 19 households, including the Board of Directors, plus 2 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:

- Agenda
- Last year minutes
- Budget/Balance Sheet
- Sign up sheets for the Annual picnic and ACC committees
- Distributed Directory input sheet for Email addresses to be added
- Newsletter article about Waste Connections policy change.

**Proof of Notice/Determination of Quorum**

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

**Reading and Approval of Prior Meeting Minutes:** The minutes from the 2005 annual meeting were read. Corrections and comments were requested, none offered. The minutes were approved as read.

**Board of Directors Report**

**Community grounds improvements and maintenance** – Phil presented the current status of finding a landscaper. We have not found anyone interested in maintaining such a small parcel. Donna Van Der Werken suggested a contact she had. While our current position of not supporting neighbors doing work has been due to liability without insurance. Phil pointed out that he is in negotiation for a new insurance policy that should be cheaper and allow us to use volunteers or hire people without the business insurance requirement. Ron Cummins is working with the city land management to provide care and water for the island at the entrance.

**Perimeter fence maintenance** – The East side common fence was stained this spring and the vendor, J&K Paint Works did a great job matching the color of the 2 fences that were completely power washed. The Cherry St fence will be stained this year and the West side next year.

**Holiday Lights Contest** – Rick Beaver reported that the board planned to continue the Holiday lights Contest since the feedback was positive.

**Trash removal and policy change** – Rick Beaver presented the results of his negotiations with Waste Connections and explained the article in the handout that will in the next newsletter. The article covers all of the Waste Connections published policy,

including the changes implemented this January including extra bag coverage unique to MCC. Rick will also help a neighbor trade 1 large can for 2 small ones if she will send him an email request.

**Homeowner State Bill 100** – The bylaws are ready for publishing on the web page and the CC&R will soon follow.

#### **Architecture Control Committee Report**

ACC contacts: Rick Lien 303 665-4130

There has been a trend of homeowner's making changes requiring ACC approval without ACC notification/approval. Rick reminded people to submit their changes and pointed out the ACC turn-around has been 10 days.

#### **Community News letter and Web page**

Rick Beaver talked about the Newsletter and our new Web page. Some discussion followed about moving toward less mailed copies and more Web page only. Bill Nelson suggested we have some way for people to opt out of receiving the mailed version and have an email sent notifying the neighbors of something new on the web page. Rick pointed out only a few neighbors have provided email addresses but will try another approach. More discussion related to having signs at both exits from the neighborhood announcing the annual meeting. Rick will work it for next year.

#### **Community Picnic**

Some people have already agreed to work the picnic. A signup sheet was distributed to add volunteers.

#### **Election of Board member for a 3-year term**

Ron Cummings was endorsed by unanimous straw vote to continue serving on the Board. Phil explained that the board would appoint Ron on the bases of the straw vote.

#### **Financial Report**

Ellen reviewed the financial report. There were no questions.

#### **Open Discussion**

Discussion about adding a left turn opening in the Cherry St island for Orchard Dr. It was pointed out that the city would not do that. Some neighbors shared that the U-turn is a faster way to go left anyway.

Mark Holmes proposed a neighborhood yard sale and requested feedback. Feedback was very positive and Rick will include the info from Mark's offer in the newsletter.

**Adjourn:** Meeting adjourned at 8:18 PM