

**The Meadows at Coal Creek Homeowners Association, Inc.**  
**Annual Meeting**  
**June 6, 2007**

**Attendees:** 21 homeowners in person representing 14 households, including the Board of Directors, plus 3 proxies.

**Call to Order:** Phil Barton called the meeting to order at 7:12 p.m. Attendees were asked to introduce themselves. Meeting packets were handed out to include:

- Agenda
- Last year minutes
- Budget/Balance Sheet

**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 2006 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 explained the current status of the landscape strips the HOA owns. It has not been possible to hire a contractor for snow removal or taking care of the xeriscape. The HOA has added liability insurance that allows us to hire neighborhood kids or volunteers. The board has been successful in hiring kids in the neighborhood to do weeding, mowing, and snow removal. Discussion followed and suggestions were made to look at plowing the entrance if we get another snow like this year, having a neighborhood work party for landscape work. The board suggested we need water for a period of time for any new plantings. Perry Nelson agreed to assist with a hose and use of his faucet. Rick, Ron, and Perry will get together within a week.

**Perimeter fence maintenance** – The fence staining of the California fence is not quit complete. A few neighbors reported the vendor was not agreeing to stain the inside for \$1/linear foot as promised. Phil will call Jake to discuss.

**Election to the board of 1 member** – Rick Beaver has completed a three year term. Based on a straw vote, the Board will re-elect Rick to the Board for another 3 years.

**Community Picnic** – It was pointed out that we do not have a volunteer to coordinate the picnic this year. Rick will include an article in the next newsletter discussing the situation and share that the straw vote at the meeting did not favor another picnic but there were no families represented that have kids that have attended the picnic in the past. Based on suggestions related to a landscape work party, the Board may consider

combining a work party with the picnic or if no picnic, then a very scaled down effort celebration after the work is done.

### **Financial Report**

Ellen reviewed the financial report. There were no questions.

### **Open Discussion**

Some asked about the mowing west of the west fence. That is private property, not part of MCC. It was also pointed out that the shrubs outside the fence at the entrance along 711 Orchard Way is pushing the fence inward and the fence cap is loose in a few places. Phil explained that the shrubs were owned by the city but the homeowner might get faster results if they could prune them. Ron will look at the fence caps and the Board would take of it. There was discussion about vandalism in the park and the neighborhood. It was pointed out that when the police get calls, they respond and increase patrols. They request that anyone seeing any problem call right away.

**Adjourn:** Meeting adjourned at 8:16 PM