

The Meadows at Coal Creek Homeowners Association, Inc.
Annual Meeting
June 11, 2008

Attendees: 23 homeowners in person representing 14 households, including the Board of Directors. There were no proxies.

Call to Order: Ron Cummings called the meeting to order at 7:16 p.m. Attendees were asked to introduce themselves. Meeting packets were handed out to include:

- Agenda
- Last year minutes
- Financial statements

Proof of Notice/Determination of Quorum

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

Reading and Approval of Prior Meeting Minutes: The minutes from the 2007 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 – Ron described the common land areas and fences owned by the association and how it came to be that way as a result of a vote taken in 2002. Ron shared that the Cherry St fence was recently inspected and it will not be necessary to stain it this year. Ron talked about our success last year in hiring neighbors and using volunteers to do grounds keeping work like mowing, snow removal, weeding, watering, etc. Someone pointed out that the island was looking very nice this year. Discussion followed and questions were asked about not staining the Cherry St fence, how was it budgeted. Ron explained the budget process for maintaining the fences and how this windfall helps keep dues from raising even though Waste Connection fuel surcharge increased a couple times last year. Question about Louisville looking at using a single trash collector for the entire city and was Board involved in this process. Ron explained the reasons/benefits of this solution and that HOA's may or may not be required to change and that the Board was watching but not a player in deciding.

Financial Report

Ellen reviewed the financial report. There were no questions.

Election to the board of 1 member – Ellen's term is completed and she and Randy are planning to move so she will not be re-elected for her position. Ron explained that we need a replacement board member and a Treasurer. Ron asked if anyone has accounting skills and would like to serve as either a board member or a board member and treasurer. Stacy Eder volunteered to join the Board and consider being Treasurer.

Community Picnic – Rick Beaver explained that we were not going to continue with the Holiday Lights event and put more budget into the picnic as it is a better social event and the attendance last year was way up. Since we ran out of KT BBQ, we will move increase the budget to make sure we have enough. Rick also shared that we have a new webmaster to host the MCCHO.ORG webpage and should have info updated soon.

ACC Report – Rick Lien shared that the turn around for ACC requests was averaging less than 2 weeks with a couple exceptions and that the ACC could really use some more members if anyone wanted to serve in that capacity. There was discussion about how the ACC handled violations and questions from new neighbors related to house color and ACC requests.

Open Discussion

A suggestion was made by a new neighbor that we consider a neighborhood yard sale maybe spring and fall. Rick Beaver shared how our last one was done and agreed to check on having another one. The fall is an opportunity to help college students coming into town. A request to consider becoming a No-Solicitation neighborhood was made. In the discussion that followed, it was pointed out that when this was looked at before, it would also disallow Girl Scout, Boy Scout, fund raising activity but would not stop political or religious solicitors. The Board will research and discuss further. Question was raised about the light rail development effecting Rt 42 and east Louisville. Ron explained the Board has no position on this and recognizes the benefits of mass transportation. A question was pursued about how the ACC handles boat and other trailers parked in the driveway. Rick Lien explained our policy and that we enforce it but it only affects overnight parking in the driveway as storage. Question was asked about Waste Connection service and getting extra trash cans. Rick Beaver explained the previous year cost structure and that we have not been notified of a change but is apparent. Rick will get the details and put them in an article in the next newsletter.

Adjourn: Meeting adjourned at 8:22 PM