

**Meadows at Coal Creek  
Homeowners Association Board Meeting  
January 15, 1999  
Board of Directors Meeting Minutes**

**Attendees:** Phil Barton, Marian Carr, Ramon Griffith, and Cindy Combs – Vista Management

The meeting was called to order. The minutes of the previous meeting were read. Marian Carr moved to approve, Ramon Griffith and Phil Barton approved.

**Old Business**

- Marian Carr to obtain box of pervious MCC HOA minutes files from Vista Management.
- Ramon did not get the post office box. As Ramon is resigning from the board (he is moving out of the community), Phil Barton took the action to obtain a post office box for the HOA.
- Phil Barton has identified the following as potential members of the Architectural Control Committee (ACC) - Perry Nelson, Dave Wilkinson, Ron Cummings, Bill Nelson, and Marian Carr. The Board decided that one Board member should be on the ACC and Marian Carr was selected for that role. Given the workload, another board member will be identified for the Board to replace Ramon Griffith and that person will be asked to be the secretary/treasurer. Marian Carr will resign from that Board position, but remain as a vice president. Phil Barton will contact potential ACC members to interview in the next several weeks. Phil indicated plans for a new house needed to be reviewed by the new ACC once formed.
- Color charts were discussed and a suggestion was made to obtain the "Sheffield colors" to use as the community standard. It was decided that colors would be under the purview of the ACC once selected.
- Phil Barton and Marian Carr discussed the need to identify a new board member. Phil Barton and Marian Carr identified Bill Nelson as a potential replacement HOA Board member. Phil took the action to talk to Bill to determine his interest.
- **Fence Repair Update** – Richard Gerson hit the Meadows HOA Brick Pillar in the snow. His insurance will cover the cost of repair. Phil Barton took the action item to check on the status of the insurance and the repair to the pillar.

**New Business**

- Cindy from Vista Management turned over appropriate MCC HOA files to Phil Barton. All present discussed transition to self-management starting immediately.
- Cindy went over prior outstanding bills to vendors, and the need to mail bills for annual dues to homeowners. Cindy provided a list of homeowners and contact information. Cindy will send to Phil a list of everyone in the Meadows at Coal Creek to determine who paid 1999 dues and who still owes the dues.
- New homeowner packets were discussed and the issues involved when homes are purchased. The HOA will have to collect dues during the closing process and keep track of garbage payments during that process as well. The initial home sales will require some effort to ensure proper pro-ration of fees, but should become much simpler once all the homes are sold.

- It was discussed that the MCC HOA may hire Vista Management to assist in title paperwork until all homes are sold. This would be done on an hourly basis with Vista Management, if required.
- A transfer fee was discussed when a home is sold. The MCC HOA may want to impose a fee to cover costs of transfer.
- Cindy discussed that the "agreement" with Town and Country Garbage removal does not include charging the HOA for "un-returned bin fees" as indicated on the invoices. We decided to cross out the fee and not pay that portion of this and future bills. Town and Country will have to get this fee from the homeowners who are responsible for the service. Note: the HOA needs to review any future contracts with garbage disposal to clarify the imposition of un-returned bin fees to the HOA. It is the homeowner's responsibility to return the bins to Town and Country.
- It was discussed that a discussion with Ray Schlott – former HOA president and ACC member would possibly be helpful in the upcoming months as the new self-management team coalesced.
- Ramon Griffith officially resigned as Vice President of the Meadows at Coal Creek HOA Board of Directors.
- Meeting adjourned at 5:05 p.m.
- **Next meeting** - Phil Barton will determine date, once initial discussions with Bill Nelson are completed. Assuming he accepts the role of secretary/treasurer of the MCC HOA, the next meeting will be held in approximately 30 days. Phil Barton will contact both Bill and Marian to arrange a meeting time.