

**The Meadows at Coal Creek
Homeowners Association, Inc.**

**Board of Directors Meeting Minutes
For August 23, 1999**

Call to Order/Review Agenda

The meeting was called to order at 6:40 pm.

The minutes from the 7/21/99 meeting were approved.

ACC Review of Landscaping Action

The ACC sent out 29 generic letters in July reminding HO of their landscaping obligations. Rules were sent and applicable parts were highlighted. A copy of the spreadsheet of violations was provided to the president. Of the 29 HO, 6 are still in gross violation of the CC&Rs. The ACC is asking the board to proceed with a more formal action towards the more sever violators.

A letter will be composed and sent by the HOA board to notify the HOs in gross violation. The letter will give them a chance to respond and will define a schedule of fines should they remain in violation of the CC&Rs.

Cherry Street Fence

They expect the 8x8 posts by Friday, August 27. (They were a special order.) Will be starting again on Monday, August 30. Cannot start stain until 2nd week of September, and this has been scheduled.

Special Assessment

There is only 1 unpaid special assessment from a new home builder. All others, including Sheffield has paid.

Maintenance of Property

There has been no change in status. The secretary will call the landscaper.

Board Member Boot Camp

The class was well received. Next class is November 1 and the secretary will be attending.

Review other Committee Status

Newsletter volunteer contacted, but failed to attend this meeting. A volunteer was also found for the neighborhood directory. Grounds committee will be contacted for a status.

Review Financial Statements

Current budget has been reviewed and accepted. P&L and Balance sheet distributed to other members.

Approval of Payments/Writing of Checks

The following invoices were paid:

- Miscellaneous Board Expenses
- Town & Country for trash
- Post Net for copying services

Bill will be contacting the First Community Bank to change the check writing policy. It will be changed to require two signatures for each check.

Adjournment

The next board meeting will be Monday, September 20. With that the meeting was adjourned.