

**The Meadows at Coal Creek
Homeowners Association, Inc.
Board of Directors Meeting
September 25, 2000**

Attendees: Phil Barton, Marian Carr, Ron Cummings and Dave Wilkinson

Call to Order

Phil Barton called the meeting to order at 6:30 pm.

Approval of Prior Meeting Minutes

The minutes from the August meeting were reviewed and approved by Ron Cummings and Phil Barton.

ACC Violations/Homeowner Complaints

The ACC representative (Dave Wilkinson) presented a summary of current ACC activities and neighborhood issues. The ACC identified that one homeowner has installed landscaping without ACC approval. The ACC has sent a preliminary notice of violation letter with no response. The ACC will send a notice of violation, right to hearing and assessed fine letter to the affected homeowner.

The broken Cherry Street fence, which was damaged by a homeowner automobile accident, will be repaired by the homeowner's auto insurance. The HOA will ensure that the repaired fence stain matches the existing stain on the remainder of the fence.

There has been no report yet from the landscaping committee, which was appointed at the June 2000 annual HOA meeting.

The landscaping contractor was contacted to provide a bid for snow removal services. No bid has been received yet.

The landscaping contractor was approved to provide a tree at the front entrance on the property of 711 Orchard Court to match tree on 723 Orchard Court. Once installed, the tree care is the responsibility of the homeowner at 711 Orchard Court.

The landscaping contractor will be asked to provide seasonal removal of annual flowers planted in community center island.

Financial Statement

The financial statement was reviewed. The Board resolved to open a reserve account to be funded with \$500 for pillar and brick maintenance/replacement. A schedule of reserve payments will be submitted to the Board at the next meeting. Ron secured signatures from the Board so he could open a reserve account at Community First Bank in Louisville.

Discussion of Legal Review and Actions Required

Legal proceedings continued on one MCC homeowner for lack of dues payment and lack of special assessment payment. A default judgment was delivered to the party at a street address with no response to date. The law firm will continue legal actions to collect monies owed to the HOA.

Marian presented a review of the outstanding issues from the legal review of community documents (attached herein). Six items were identified that the Board will address through the resolution process. Three items were identified that the ACC will review and provide recommendations. One item was identified for additional review and consideration to be performed by all Board and ACC members. Draft resolutions for the nine items are to be completed by the November Board meeting.

Other Issues

Phil informed the Board that the trash contractor is revising trash collection day for the community commencing September 28, 2000. The contractor will inform the community of the change.

Approval of Invoices & Writing of Checks

The following invoices were paid:

- Town & Country Trash
- Orten & Hindman
- Post Net
- Community First Bank of Louisville for reserve account

Adjourn

The next board meeting will be Monday, October 16, 2000. With that the meeting was adjourned at 7:50 p.m.