

**The Meadows at Coal Creek
Homeowners Association, Inc.
Board of Directors Meeting
November 13, 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 October meeting were reviewed and approved by Ron Cummings and Phil Barton with minor changes.

ACC Violations/Homeowner Complaints

The ACC representative (Dave Wilkinson) presented a summary of current ACC activities and neighborhood issues. One ACC member resigned and ACC is currently one member short. Dave will contact association members to draft another volunteer.

Newsletter

C. King has volunteered to do a newsletter again. Board members will provide a variety of inputs to the newsletter in the next several weeks.

Landscaping Update

A community member group has initiated discussions with Blade Runner to address landscaping issues for the "triangle" adjacent to the open space and the front island.

Snow Removal Contractor

The Board voted unanimously to accept the bid from Blade Runner to perform snow removal services, starting immediately, for all common area walkways.

Discussion of Resolution Drafts

The Board and ACC Lead discussed the following By-Law resolution drafts: collection policy; signs; ACC forms; Satellite dishes/antennas; insurance requirements; indemnification provisions; proxy voting; asset repair and replacement; fiduciary responsibilities for handling funds; confidential records; and miscellaneous fees. Discussion issues will be incorporated into the resolutions and they will be final reviewed at the next meeting.

Financial Statement

The financial statement was reviewed. The HOA has received insurance proceeds for the damage to a tree in the center island. The Board will confirm that the check was properly issued.

Discussion of Legal Review and Actions Required

Legal proceedings were resolved for a MCC homeowner for lack of assessment payment. A payment schedule was negotiated with attorneys and the HOA will receive all outstanding assessments and late fees.

Approval of Invoices & Writing of Checks

The following invoices were paid:

- Town & Country Trash
- Blade Runner

Adjourn

The next board meeting will be Monday, December 18, 2000. With that the meeting was adjourned at 8:30 p.m.