

The Meadows at Coal Creek Homeowners Association, Inc.
Board of Directors Meeting
February 20, 2001

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 January meeting were reviewed and approved by all Board members.

ACC Violations/Homeowner Complaints

The Association received a letter of complaint on the condition of fences along the public walkway east of the community. The ACC will send a letter to affected homeowners, which are responsible for maintenance of the perimeter fence. A reminder about maintenance responsibilities will be placed in the next newsletter.

The repaired fence on Cherry St. still requires staining. Phil will attempt to identify the specific brand/color and inform the affected homeowner.

The ACC will perform a community "walk-about" in the next several weeks, depending on weather.

Status of Homeowner's Annual Dues Payments

As of February 20, 2001, there were 7 homeowners who have not paid their 2001 annual dues and trash payments. The Association has sent past due notices, including late fee charges, to each affected homeowner.

Review of Pending Resolutions

All members present reviewed the draft enforcement resolution. The resolution will be redrafted with minor changes, and will be brought to the March meeting for approval and signature.

A property lease resolution was discussed and all members present reviewed an initial concept draft. The draft will be finalized for approval and signature at the March meeting.

All members present reviewed a draft antennae/satellite dish policy. The policy will be redrafted with minor changes, and will be brought to the March meeting for approval and signature.

Collection Policy Review

All members present reviewed the draft collection policy. Changes were made to the policy, which will be sent to the Attorneys for review and final drafting.

Discussion on Foreclosure on Property

Collection efforts on the Peach Court property have been ineffective, as the owner has stopped making payments under a legal order on monies owed to the Association. Association attorneys have advised the Board that foreclosure is the next option to obtain the monies due.

All members of the Board will review the legal options and provide comments of the preferred resolution to Phil for discussion with the attorneys.

Financial Statement

The revised 2001 budget was reviewed. Minor errors were noted and the budget will be redrafted for the March meeting. Monthly financial statements were also reviewed.

Approval of Invoices & Writing of Checks

The following invoices were paid:

- Town & Country Trash
- Blade Runner
- Orten & Hindman
- Phil Barton (office supplies)

Adjourn

The next board will be meeting will be Monday, March 19, 2001. With that the meeting was adjourned at 8:20 p.m.