

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

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

**Call to Order**

Phil Barton called the meeting to order at 6:34 pm.

**Approval of Prior Meeting Minutes**

The minutes from the July meeting were reviewed and approved by all Board members.

**Approval of annual meeting minutes**

The 2001 annual meeting minutes reviewed and approved by all Board members..

**ACC Violations/Homeowner Complaints**

Neighborhood ACC issues were discussed. The only issues of note were storage and a potential situation where a homeowner is storing an item expressly prohibited by the CC&Rs. The Board and ACC leader discussed the definition of storage in the CC&Rs and determined that storage restrictions were unclear and that the community would benefit from more clear guidance regarding storage. To that end, the Board has directed the ACC to issue clarification of storage restrictions as well as clarification of storage areas and storage area screening elements.

The next newsletter will also address storage issues to keep the community aware of the issue.

**Review of Outlot A letter**

The Board approved the draft letter and a final letter will be sent to the Town Homes of Coal Creek regarding the Outlot A fence.

**Options for Fence Maintenance Review/Discussion**

Discussed cost estimates prepared by D. Wilkinson regarding potential costs associated with the HOA taking over maintenance of all community fences listed in the PUD. See attached spreadsheet.

**Landscaping Water Issues**

One homeowner adjacent to the island is adding supplemental water to the island landscaping. The Board voted to send a "thank you" letter to the homeowner.

Ron met with the City of Louisville regarding water on the east and west walkways.

**East walkway** -Based on discussions with the City Parks and Recreation Department, it appears that on the east we can tap into the line but there are no more "zones" and the control box is near Cherry Street. As a result, MCC would have to install a battery-operated timer on the line and take water when needed. The city estimated we would need about 50 gallons per week. This is "doable" but adds to the cost.

**West Walkway** - On the west, there is water and available zones for us to tap into. The City estimated that we would need 75 gallons per week including the triangles. Ron and the landscaper will meet again with the City to finalize plans for this area.

The HOA received a final bid for landscaping the walkways that were based on drip only and eliminated any turf. The estimates also included needed irrigation and equipment to install the drip lines and timer.

The budget will be reviewed and one of the walkways will be landscaped this autumn. The remaining walkway will likely be funded in 2002.

### **Insurance and Volunteers**

Phil reported that the insurance company told us that the HOA was "covered" if homeowner "volunteers" did work around the community. This appears to alleviate concerns regarding volunteer weeding and watering the plants in the community by the homeowners.

### **Arbor Update**

As the arbor issue remains unresolved and the outstanding letter to the impacted homeowner assumed a community vote on the issue in August, which is no longer the case, the Board voted to draft another letter to the homeowner to clarify the new path forward and time schedule.

### **Financial Statement**

The budget and actuals were reviewed. The checking account financial statements and returned checks for July were reviewed.

### **Approval of Invoices & Writing of Checks**

The following invoices were paid:

- Town & Country Trash
- Post Net - copies
- Blade Runners - landscape maintenance and installation of island plantings

### **Adjourn**

The next board meeting will be Monday September 17, 2001 at 6:30 p.m. With that the meeting was adjourned at approximately 8:10 p.m.