

The Meadows at Coal Creek Homeowners Association, Inc.
July 18, 2005

Attendees: Phil Barton, Ron Cummings, Ellen Hickernell, Rick Lien, Rick Beaver

Call to Order: Phil Barton called the meeting to order at 7:05 PM

Review of Prior Meeting Minutes: The previous meeting minutes were approved.

Discussion of Landscape suggested improvements: Based on Rick's meeting with Rob and Marian Sewell on June 29, Rick reviewed the issues discussed and provided feedback on things the Board and ACC could do that would benefit the neighborhood. While the Sewells are not happy with the history of landscaping the common area adjacent to their property, they did offer some good ideas to consider and are willing to work on a way forward. The ACC and Board appreciate their participation in this process. The current plan is to allow the existing plantings to mature, and adjust as necessary. Any future changes will be communicated to adjacent properties for input. Ron is going to try to get a sample of the netting Blade Runners plans to use or an address where we can see it applied. This will be made available to the Sewells and Kings as Rob expressed an interest in seeing it before we apply it. The cost is in the \$600 range; Ron is working with Blade Runners on it and will request they apply extra ground cover to overlap the Sewell's ground cover under the fence to mitigate weed growth between the two.

Fence staining discussion and action: Letters were sent to 468 & 484 Orchard Way on 5/30/05 about their staining the common area fence without ACC approval. The process was discussed and decided the first month \$50 fine applies. Phil to draft a letter to both homeowners explaining the ACC suggestion to power wash and stain the fence in question when we do the other California and picket fence this year. If their fences require 1 or 2 extra coats of stain, they will be asked to pay the additional coat expense. In the mean time, the fines of \$50 (July) and \$100, (subsequent months) would be held in abeyance until the results can be inspected. If this brings the fence close to the correct appearance, the Board will consider not applying the fines. If the re-staining does not meet the neighborhood standard, the ACC will ask for other suggestions from the homeowners to consider as alternate solutions to the replacement of the fence at homeowner expense.

ACC Report: Rick Lien reported on several homeowner submissions for house painting, the status, and approvals. He also reviewed ACC policy of requiring a test patch for color requests not in the MCC color book, based on one house approved from a swatch that did not provide an accurate indicator of what the house would look like when finished. The ACC has selected a common area fence stain that is semi-transparent Natural Cedar (Olympic #716). This information and the schedule for staining will be made available to homeowners through News Letter articles and/or the Web page in case they wish to use it on decks and to support homeowners contracting the same vendor to wash/stain the inside or other parts of their fence at the same time in hopes of taking advantage of a reduced price.. The Board concurs with the stain selection and plans.

Writing Checks: Waste Connection \$759.90, BRI \$29.05

Financial Statement: Reviewed.

Adjourn: The next meeting will be Mon 8/15/2005 at 7:00 PM, meeting adjourned at 8:48 PM