

The Meadows at Coal Creek Homeowners Association, Inc.
December 21, 2005

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

Call to Order: Phil Barton called the meeting to order at 6:35 PM

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

New Landscaping Maintenance Companies – A new landscaping company named SOSA is being considered to replace Blade Runner. Phil has a call to them to check their insurance coverage, to determine if they will do snow removal, and get a written quote. Ron to query True Green to see if they will bid also.

Fence maintenance action: The board decided to use J&K for the fence staining.

Newsletter/ Holiday Lights Contest: Holiday Lights Contest judging complete, awarded 3 cash prizes, Rick will buy the Carrabba's gift certificates and get the Holiday Lights article to Jana for Newsletter inclusion, Rick plans to have them copied and mailed Friday. Rick also presented the Web Hosting bill for the last 6 months.

Review of items required for SB100 HOA law: The fence maintenance policy needs to be documented.

Old Business: Ellen received the HOA corporate certificate in good standing from the State of Colorado. Phil had called Ric Rothschild in response to Ric's letter to the board expressing concern about the proposed increase in dues.

Presentation and approval of 2006 budget: The budget was presented, discussed, and modified by the board. The final version will be emailed to the board members. The budget will be included in the December minutes when they are published on the web page.

Dues Increase: The board agreed to increase dues \$33/year to cover estimated cost of fence maintenance/preservation. This will new amount is now reflected in the 2006 budget.

Writing Checks: Waste Connection \$759.90, Carrabba's Italian Grill \$200, Web Site Supt \$90, Post Office \$74.00

Adjourn: The next meeting will be Tue 01/17/06 at 516 Orchard Way at 7:00 PM, Meeting adjourned at 8:45 PM