

**The Meadows at Coal Creek Homeowners Association, Inc.**  
**DECEMBER 7, 2006**

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

**Call to Order:** Phil Barton called the meeting to order at 6:33 PM

**Approval of prior meeting minutes:** Previous minutes from October meeting approved. There were no meetings in September or November.

**Landscape improvements and maintenance:** Ron is working with Karl of Permascapes, LLC for them to provide a proposal to upgrade the landscaping on the west side sidewalk. This would include options to replace the ground cloth, add plants, and recommend the best ground cover, (i.e. rock or bark). Ron is also working toward a snow removal contract with the new Bladerunners. The old contract is apparently not in force since no one has cleared the walks in the last two snows.

**Recent Neighborhood Vandalism:** The board received a few follow-up calls from neighbors sharing their experiences related to the newsletter article on the vandalism in the park. It appears to the Board that we may have some problems within the neighborhood. Some of it may involve teenagers in our neighborhood and or people passing through our park. Phil has had conversations with Louisville police and they have stepped up patrols. The Board expects the problem might manifest in the warmer weather. There will be another article in the newsletter in December to encourage people to call Louisville PD when they witness anything along these lines.

**Budget for 2007:** Trash service is increasing again. Ellen to call Waste Connections to determine if the rate increase will off-set the surcharge or be in addition to it. The Board also discussed a few minor adjustments and the new budget will be reviewed on-line by the Board. The Board's intent is that the dues for 2007, which are made up of dues and trash service, would only increase by the amount of the trash service.

**Newsletter:** The December news letter will go out right after the Holiday Lights contest judging, hopefully by 12/20/06

**New business:** Phil to call Decky about the sale of 718 Orchard Dr to find out if it closed as we have not received the HOA transfer fee. Discussion on the ACC emails related to a fence request from 732 Orchard Dr. Board to send email to Rick Lien to ensure they document their rationale if they approve a variance to the documented fence standards. The Board's position is the ACC creates or changes the standards and rules on them. The board wants to ensure proper

documentation is available to homeowners related to what is expected, as per the new Colorado state law on HOA communication.

**Open discussion items from the members:** None

**Financial Statements:** Reviewed and approved.

**Writing Checks:** Waste Connection \$922.23

**Adjourn:** Meeting adjourned at 8:13 PM,  
Next meeting January 8, 2007 6:30PM 516 Orchard Way.