

**THE MEADOWS AT COAL CREEK  
HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**  
759 Orchard Court

**Tuesday, March 22, 2011**

**6:00 P.M.**

1. Call to Order.  
6:10  
In Attendance: Ron Cummings, Rick Lien, Ellen Hinkernell
2. Approval of prior meeting minutes.  
Approved
3. Issues on Landscaping, Fences, etc.  
Nothing new to report.  
Tree maintenance and other work, no job too small.  
Green Hill Maintenance [www.greenhillmaintenance.com](http://www.greenhillmaintenance.com)  
[GreenHillMaintenance@yahoo.com](mailto:GreenHillMaintenance@yahoo.com)  
Ron will contact Green Hill for maintenance and the city to verify open space maintenance expectations.
4. Pending or New HOA/ACC Actions.  
Nothing to report for ACC
5. Status of Invoices and collections for annual dues.  
One resident has yet to pay dues. Ron talked to the resident. The resident has lost their job. Ron agreed to defer payment until May 31 at which time late fees will begin to accrue. Ron will draft a letter offering regular payments in lieu of late fees. e
6. Review Financials  
Reviewed and approved.
7. Check Writing, Discussion.  
The only expense was \$75 for the WEB site to Blue Slate.
8. Discuss Potential New Board Member.  
Still no volunteers for the Board position of Secretary. Option to increase dues to cover a management company was disussed. This option will be researched.
9. Other Issues from the Board.  
565 Orchard Dr. was sold to an individual. Warranty deed has not been received.
10. Open Discussion from Members.
11. Schedule Next Meeting.  
April 19th @ 6:00
12. Adjournment.  
7:00p