

**THE MEADOWS AT COAL CREEK HOMEOWNERS ASSOCIATION, INC.**  
**Annual Meeting**  
**October 15, 2019**  
**Sweet Spot Cafe**

**Call to Order:** The meeting was called to order by President Carrie DeGraw at 7:06pm.

**Attendees:** There were 7 members of the board in attendance and approximately 25 other members of the community. There was not a quorum met in this meeting.

**Minutes:** The minutes of the 2018 annual meeting were read by Juli Culver. Carrie DeGraw moved to approve those minutes, the motion was seconded and the minutes were approved.

**Financial Report:** Kathryn reviewed the 2019 budget and a covered a comparison of what was actually spent versus the budget. She also read a projection of the 2020 budget. Dues will remain the same.

For 2019: Projected revenues are \$15,300. Total revenues budgeted are \$15,410. Actual \$15,499.18. This surplus was due to a few late fees collected and title transfer fees. Grounds work went significantly under budget for 2019. Snow work also came in under budget. The picnic went over a little bit in 2019 so the board increased this category for 2020. Total anticipated disbursements were \$15,410. The actual spent was \$4,268.36. Unspent revenues in 2019 \$11,230.82.

For 2020: Projected revenues are \$15,410. By mid October the budgets for the next year can be usually found online. The main expenses are the grounds and the fences. The fence budget was decreased for 2020. The east fence will be the targeted area. Insurance budget increases from \$1200 to \$1400.

A resident inquired about the unspent landscaping funds. The board anticipates that this will pop up as a need at some point and the funds will be there when that happens.

Another resident inquired if we could bring in some lighting to show up the “Meadows” signage. Since bringing in wired electricity would not be feasible, we will try to put in some solar lights.

It was also suggested to see if any of the lettering needs to be replaced at the entrance.

Carrie moved to approve the budget report.

**ACC report:** Since our meeting last year there have been 28 total requests. 1 for exterior painting (existing color), 4 for roof/gutter changes, 12 for exterior paint (new colors), 2 garage door requests, 2 replacements of windows, 3 for solar installation, 1 for new decking, 1 new pergola, 1 for landscaping changes, and 1 patio door.

**President’s report:** A reminder was shared that our covenants require a tree in the front yard as well as a fruit tree in the back. An anonymous letter was received from a homeowner that we

address this issue at this meeting. Some residents expressed that in certain yards (especially on the courts, it seems) a yard is small and looks better without a tree in the front.

Trash cans- the covenants are not strictly specific about timing and placement of trash cans be it is requested that residents store them in a secure location, in garages or behind fences, and not let them blow open prior to collection.

A reminder was shared that all exterior changes like paint color must be approved by the ACC.

Regarding the topic of darkness on the courts, there is 1 light per court per design. There is one court where is fairly dark and this is because the 1 light is in the center of a tree. A neighbor reports that one on Orchard Court blinks on and off; that neighbor said they would be willing to call the city and report it.

When they paved they were pretty messy with the gravel. It was reported but nothing came of it.

**New business:** Juli and Julia are resigning from the board. Bradley Latham will be joining as the HOA scribe. He will be appointed by emergency placement, no election needed.

**Open forum:** Some concerns were shared about the speed of drivers on Orchard Drive. Any changes like making a speed limit sign would be up to the city. Carrie suggests owners place plastic figures (like the ones reminding drivers that small children could be at play) to remind drivers to slow.

A resident was concerned about evergreens that are not groomed up from the ground, they feels it is a safety issue when backing out of a driveway. This is not on an area overhanging a sidewalk, but on private property.

Emerald Ash Borer- people with Ash trees should really be treating their trees. Larger trees have to be injected vs sprayed.

In regards to the stone, open space walkway: some would like to see plastic edging on the rock walkways, or concrete lips, to prevent rocks from easily spilling out. Randy will submit a bid; other bids will be sought as well.

**Adjourned:** Larry moves to adjourn the meeting at 7:53pm.