

**THE MEADOWS AT COAL CREEK ANNUAL HOMEOWNERS
ASSOCIATION, INC
OCTOBER 25, 2020**

Call to Order: This meeting was called to order by Carrie DeGraw at noon.

Board Attendees: In attendance were Carrie DeGraw, Larry Brassem, Katheryn Thorburn,

Quorum determination: was not met

Approval of Minutes: Previous Annual Board Meeting Minutes were read and motioned to approve by Larry, seconded by all, approved.

Treasurers report: submitted by Katheryn, 2020 actual was within budget and the 2021 budget was presented

ACC Report: Carrie DeGraw delivered a report of nothing unusual, mostly paint and roof request, a couple back yard remodels, unlike the past 2 years.

Presidents Report 2020:

Mary Boulet and Elizabeth Rayburg have graciously agreed to jointly run the ACC committee.

East open space fence was stained plus there were ongoing maintenance issues on perimeter fences.

Solar lights were added to entry signs where they could be powered, looks like that will be an ongoing maintenance issue.

Large 4-6 inch cobble was added to center walkways on west side to A. contain the pebble rock and B. improve the aesthetics.

New Business:

Center California Fence; It was determined by that the Board, that we will replace the center, open space, California Fence with assistance from the ACC Committee. Elizabeth Rayburg will arrange to meet the contractors for minimum 3 bids. \$25,000 was added to the 2021 fence budget for this project. A privacy fence, that was inquired about by one of our board members, is not possible until someone spends the time and effort to amend the PUD.

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Budget Year 2021: Board reviewed the current 2020 expenditures, and 2021 budget needs. In general, the budget amounts will stay the same for 2021, the liability insurance amount will be increased as needed, and \$25,000 was added to the fence budget for the California Fence.

Election of Officers to the Board; Due to the fact that we did not meet a quorum, and that our 3 board members, Carrie DeGraw, Katheryn Torrey and Larry Branson, were willing to stay on and that we did not have any candidates the President deemed that we would all stay in

our elected post until 1. a quorum is met to elect new officials and 2. we have candidates to elect or 3. a resignation. The President appointed two new members to the board to replace our beloved past members, Scott Buennemeyer and Perry Nelson who, sadly, left us too soon. Gerry Phillips will serve as Vice President and Derek Cole will be a "member at large". Thank you for volunteering!

NEW HOMEOWNERS: It was discussed by the members present that a form, from the M@CC Board, is to be included with the Statement that the Title Company receives for new home owners. The form is to be completed *by the Buyers*, to expedite obtaining contact information and the president also would like to add a statement and acknowledgement signature line that the buyer(s) acknowledges that the perimeter fences are owned and maintained by the HOA and not the individual homeowners that boarder either Cherry, the open spaces or the west side perimeter.

NEIGHBORHOOD PICNIC: Was tabled due to Covid-19

We adjourned.

thank you to all you 15+ people who came out in 20 degree weather to satisfy our October Annual Meeting requirement and to those that tried to get enough proxy's for to meet a quorum!