

THE MEADOWS AT COAL CREEK HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

November 7, 2017

Call to Order: Meeting was called to order at 6:42pm.

Attendees: Larry Brassem, Kate Love, Kathryn Toray, Perry Nelson, Juli Culver and Carrie DeGraw were in attendance.

Minutes: The previous meeting minutes were read by Juli.

Business: In order to move the Annual Meeting date in the Bylaws an amendment request will be sent to residents by email and by personal home visit. Members of the board have divided up the lots.

Kate provided a review of the 2017 budget. Since less has been spent on Common fence repairs than budgeted there was a suggestion to retain someone to review the fence regularly. The members of the board discussed conditions of the fences and walkways. The walkway improvements budget was increased to \$2k. Larry is opposed to this money being spent on the bike paths. Carrie moves to approve the budget and the motion was approved.

It was suggested to find a CPA to review the past 2 year's filings and assist us to move forward in future filings. The board will continue to use Carlos for general landscaping and snow removal of the property.

Kate made a suggestion to have a board member personally welcome new owners and obtain their email and phone numbers, passing these records on to Ellen Hickernell. Latest home sales in the HOA have been 709 Pear Ct to Sam and Jennifer Bosley. Prior sales in 2017 were 749 Apple Court. Juli will do this.

A motion was made by Carrie to keep the HOA dues the same amount and send them out for collections at the turn of the year. This motion was approved.

Adjourned: Juli moves to adjourn this meeting at 7:56pm. Perry seconds the motion. Meeting is adjourned.