

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

June 7, 2022

Present: Randy Rose, Mark, Bill Nelson, Carrie DeGraw, Gerry Phillips, Bradley Latham,
Larry Brassem, Katheryn Toray, Derek Cole
(ACC committee members also present)

- Meeting called to order at 6:00 pm
- We need to update covenants to allow for xeroscaping
- An insurance claim will be submitted by Randy for fence repair.
- Agenda item #6
 - Board members can serve until replaced
 - We can lower the quorum via the courts or amend bylaws by mail to homeowners.
 - It is currently at 50%, but we will be trying to change to 20% since we are usually unable to get a quorum.
 - Steps to change:
 - Phase 1 – Send a mail ballot to homeowners stating we want to change the quorum 50% to 20%
 - We haven't had a quorum in at least 5 years.
 - We're currently not even getting 30%
 - We would need a 60 day statutory requirement
 - Phase 2 – Vote at HOA annual meeting and amend bylaws.
- Agenda item #1
 - There is a 1 year statute of limitations (title 38) for addressing anything built.
 - The HOA would have to file a lawsuit when we know of violations or should have known within reasonable inquiry.
 - We should take out shed roofs in ACC bylaws to avoid confusion.
 - Need to add that auxiliary builds must be attached to primary residence and blend in with the same roofing.
 - Letters from the HOA have no authority.
- Agenda item #2
 - We would need to amend PUD to change the fence type.
 - A special assessment is technically illegal.
 - HOA dues can be raised up to \$300.
 - You can fine monthly up to \$500.
 - We are a COYA exempt community.
 - A lien only lasts 6 years
 - On average, it costs about \$3 - \$5k for a lawsuit.
 - The lawyer can update our policy for \$400.

- The nonprofit act should be our guiding principle.
- It would cost approximately \$10k to amend CCRs and require 67 homes for approval.
- Agenda item #8
 - The board will be putting a cap on the number of homes that can be rented in the neighborhood.
 - We are trying to find out how many rentals there currently are.
 - Add no rentals clause to the status letter and state “must be owner occupied”.
 - Also add no individual or group can own a certain percentage.
- Status letters
 - The new charge will be \$150
 - Kathryn will update the status letter to include any HOA violations and amend to does property confirm
 - Will also include the status of common fences and the ownership
 - Once a decision is made on the number of rentals allowed, this will be included in the status letter
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