

THE MEADOWS AT COAL CREEK HOA QUARTERLY BOARD MEETING

January 10, 2023

- **Call to order:** 6:15pm
- **Attendees:**
 - Board Members Present: Randy Rose, Mark Holmes, Bill Nelson, Carrie DeGraw, Gerry Phillips, Larry Brassem & Katheryn Toray
 - ACC Committee Members Present: Elizabeth Rayburg & Mary Boulet
- **Approval of Annual Meeting Minutes**
 - Minutes were read and discussed.
 - All agreed to include additional detail as follows:
 - Approval of 2023 budget.
 - Justification for dues increase.
 - Approval to keep current bookkeeper.
 - Amended minutes will be distributed for review and posting.
- **Discussion of meeting minutes content**
 - All agreed to include more detail but at a high level.
 - The minutes will be distributed to the board for review and approval prior to posting.
 - Posting will occur within 10 days of the meeting.
- **MCC HOA Website and Email Distribution**
 - Discussion on email for distribution to homeowners & internal communication.
 - Website will be updated to improve user interface and some additional content.
 - Email & website updates are expected to take at least 2 months.
- **HOA Board Officers**

- Bill Nelson was nominated and approved as Secretary.
- Mark Holmes & Randy Rose remain as Co-Presidents.
- Gerry Philips remains as Vice President.
- Katheryn Toray remains as Treasurer.
- Remaining board members at large:
 - Carrie Degraw
 - Derek Cole
 - Bradley Latham
 - Larry Brassem
- **Fence Replacement**
 - The fence improvement is on hold until funds available and decision from City of Louisville.
 - Long term fencing plan:
 - Replace the open space fences once.
 - Residents will be responsible for all fences bordering their property including open space border fences and fences on the East and West borders.
 - The Cherry street fence will be maintained by the HOA Board.
- **Snow removal**
 - A resident has been clearing HOA sidewalks
 - Larry will contact Carlos who is currently under contract to shovel.
 - Mark will investigate a replacement contractor.
- **2023 Meetings**

- All board meetings will be held the first Tuesday of the quarter (next meeting March 7)
- Annual picnic will be Sunday, June 11 and coordinated by Katheryn Torray
- **Covenants Discussion**
 - Changes to the covenants was discussed and tabled for now.
 - Any issues or conflicts encountered by the ACC will be brought to the board for resolution.
 - It is recommended to require a change order for any deviations from the original request and to require a final inspection to ensure compliance.
- **Front Entrance Landscaping**
 - Options are limited since no power or water is available.
 - Will contract trimming of existing plants.
 - Any improvements have been tabled for now.
- **Meeting Adjournment**
 - Adjournment was proposed and seconded.
 - Adjournment at 7:30 pm.