

## THE MEADOWS AT COAL CREEK HOA QUARTERLY BOARD MEETING

September 19, 2023

- **Call to order:** 6:10pm
- **Attendees:**
  - Board Members: Bill Nelson, Carrie DeGraw, Gerry Phillips, Larry Brassem, Derek Cole, Bradley Latham, Katheryn Toray, Mark Holmes & Randy Rose
  - ACC Members: Carrie DeGraw
- **Approval of Previous Minutes:**
  - Larry proposed approval
  - Derek seconded
  - No discussion as changes were previously made per email input.
  - All Approved
- **MCC HOA Website**
  - Landing Page Menu
    - Change “Policy” to “Covenants, Bylaws & Policies”
    - Remove all sub-headings under “Finances”
  - Finance Reports Page
    - Misspelled Quarterly twice
- **ACC Update/Discussion**
  - Discussion about fence maintenance in general with several ideas on how best to deal with owner caused damage and replacement of fence sections for Cherry Street & Open Space.
  - Cherry Street Fence
    - The contractor will be contacted again for an estimate.
    - A decision will be made on how best to deal with owner negligence & replacement.
  - ACC Rules Update
    - Larry proposed adding the Cherry Street fence bullets to the ACC rules
    - Randy seconded it
    - Discussion
    - Add two bullets
      - Maintenance performed by the owner must match existing fence.
      - Failure to comply will result in further action per existing ACC policies.

- Gerry proposed amending per above
  - Randy second it
  - All Approved
- Protocol for ACC violations on rental property
  - The protocol in the future for any ACC violations on rental property will be sent to the property owner. No contact will be made to the property manager until directed by the owner.
- Current ACC Violations
  - One property owner has been contacted multiple times regarding front yard maintenance.
  - A letter will be sent stating the HOA's goal is to ensure our neighborhood is presentable to all. We would hope they agree and can work on removing weeds and pruning plants.
  - Mark will compose the letter.
- **Annual Meeting**
  - The annual meeting will be held Wednesday, Nov. 1 at 6:00 pm.
  - Katheryn will reserve a room at the Louisville Recreation Center
- **Treasurer's Report**
  - Meeting time expired before the treasurer's report could be read.
  - Another board meeting will be arranged prior to the next quarterly meeting.

## **NEW BUSINESS**

- **Planting of Flowers at Cherry & Orchard Drive Entrance**
  - **This will be tabled for now**
  - **However, if someone volunteers to place flowers in pots there, the board will allow it.**
- **HOA Paper Records Disposition**
  - **The only historical papers to be kept will be the previous annual meeting for 1 year, the arbor requirements as defined by the city and all ACC requests.**
  - **All other papers will be shredded.**
- **Invoice for Power Washing**
  - **Bill proposed approving the labor invoice for power washing the paint off the common fence.**
  - **Larry seconded**
  - **Discussion**
    - **Future work by homeowners on common fences or HOA property must be detailed and pre-approved.**
  - **All approved**
- **Next meeting**
  - **Date: Tuesday, September 12**
  - **Time: 6:00 pm – 7:30 pm**
  - **Place: Louisville Public Library**
  - **Plan to discuss and organize annual meeting in November.**
- **Meeting Adjournment**
  - **Larry proposed adjournment.**
  - **Bradley seconded**
  - **All agreed.**
  - **Adjourned: 7:32 pm**