

THE MEADOWS AT COAL CREEK HOA SPECIAL BOARD MEETING MINUTES
Annual Meeting Discussion & Planning
October 17, 2023

- **Call to order: 5:38 pm**
- **Attendees:**
 - **Board Members Present: Mark Holmes, Bill Nelson, Carrie DeGraw, Gerry Phillips, Larry Brassem, Derek Cole**
 - **Board Members Present Via Phone: Randy Rose & Katheryn Toray**
- **Quorum Establishment**
 - Bill will provide a checklist for HO
 - Gerry will provide a Proxy & Ballot document
- **2022 Annual Meeting Minutes**
 - Minutes will be read by Bill
 - Move to accept
- **Treasurer's Report**
 - Katheryn will provide
 - Copies made available at meeting
- **ACC Report**
 - Bill will provide summary of requests
 - Bill will announce the ACC committee members
 - Mark will inform any current member not chose they will no longer serve.
- **Fence Report**
 - Discussed what if anything should be discussed during the meeting
 - A decision was made to table this until the board has a firm approach.
 - If asked during the meeting, we will state that the board is working on it
- **Rental properties**
 - The board will provide a brief outline of our approach as follows:
 - Confirm: 6 mo. Minimum
 - Owner is responsible to maintain per HOA guidelines.
 - Owner to provide current contact information.
 - Tenant must follow HOA guidelines and rules.
- **Homeowner Communication**
 - The secretary will send the following to home owners:

- Proxies on note
 - Agenda
- The following will be provided at the meeting:
 - Agenda
 - Treasurer's report
 - 2022 Meeting Minutes
 - Ballot for election
- Derek has agreed to put together some questions & board responses
- **Meeting Adjournment**
 - Adjournment was proposed and seconded.
 - Adjournment at 7:30 pm.