

THE MEADOWS AT COAL CREEK HOA BOARD MEETING MINUTES
January 3, 2024

Call to order: 6:07 pm

Attendees:

- Board Members Present: Mark Holmes, Bill Nelson, Carrie DeGraw, Gerry Phillips, Bradley Latham, Randy Rose, Christine Martin, Derek Cole and Larry Brassem

Approval of Previous Minutes

- Mark motioned to approve the minutes
- Larry seconded.
- The vote to approve the meeting minutes was unanimous.

Agenda

Open Space Fence Study

- Derek reviewed his presentation on the status of his review
- Clarification was provided on fence ownership per the PUD.
 - Outlots A, B & C are owned & maintained by the HOA
 - All other outlots are owned by the city & maintained by the HOA/Homeowner
- There was a general consensus to perform maintenance on the California fence along the open space.
- Once the Cherry Street fence is complete, bids for repair and replacement will be obtained for the California fence.

2024 Budget

- The 2024 Budget was reviewed and the following updates were made:
 - Raise the fence budget to \$13,000 to include stain costs.
 - Raise the grounds budget to \$4,000 to include a monthly maintenance during the growing season.
- The budget will be updated and posted on the website.
- The following is the Colorado Revised Statutes 2021, section 38-33.3-303 regarding HOA Budget Approval:
 - (4) (a) (I) Within ninety days after adoption of a proposed budget for the common interest community, the executive board shall mail, by first-class mail, or otherwise deliver, including posting the proposed budget on the association's website, a summary of the budget to all the unit owners and shall set a date for a meeting of the unit owners to consider the budget. The meeting must occur within a reasonable time after mailing or other delivery of the summary, or as allowed for in the bylaws. The executive board shall give notice to the unit owners of the meeting as allowed for in the bylaws.
 - (II) (A) Unless the declaration requires otherwise, the budget proposed by the executive board does not require approval from the unit owners and it will be deemed approved by the unit owners in the absence of a veto at the noticed

meeting by a majority of all unit owners, or if permitted in the declaration, a majority of a class of unit owners, or any larger percentage specified in the declaration, whether or not a quorum is present. If the proposed budget is vetoed, the periodic budget last proposed by the executive board and not vetoed by the unit owners must be continued until a subsequent budget proposed by the executive board is not vetoed by the unit owners.

- The budget will be posted on the website this week.
- A notice will be sent to all Hos including the budget and it will be considered at the next HOA Board meeting, currently scheduled for March 5, 2024.
- Motion to approve the budget by Larry & seconded by Gerry
- Approval was unanimous.

Cherry Street Fence

- Two of the three bids were considered for repairing the fence.
- Based on input from the board members who met with the fence contractors, All Designs Landscaping bid, \$11,642, was chosen.
 - Larry motioned to accept the bid & Gerry seconded.
 - Discussion
 - Mark & Bill will draft a notice to be given to HO impacted by the repair.
 - Will request that landscaping against the fence be removed, interfering tree limbs be removed, water provided and access provided.
 - Will ask All Designs Landscaping for any other requirements.
 - Approval of All Designs Landscaping was unanimous.
- Subsequent discussion indicated that staining was not included in the bid.
 - Will contact Randy to modify the bid assuming the HOA provides the stain.
 - May have to reconsidered the choice once the revised bid is obtained.

Meeting Adjournment

- Larry motioned to adjourn the meeting
- Carrie seconded
- The motion to adjourn the meeting was approved at 7:18 pm