

THE MEADOWS AT COAL CREEK HOA BOARD MEETING MINUTES
March 5, 2024

Call to order: 6:06 pm

Attendees:

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

Approval of Previous Minutes

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

Agenda

HOA Website Update

- Agreement on posting financials for past 7 years.
- All available meeting minutes have been posted.
- Agreement on keeping agendas for the past year only.
- Ask the webmaster if a search facility can be added.

ACC Updates/Discussion

- There has been one approval for an exterior paint color.
- A wrought iron fence was approved after identifying two other approved ACC requests for a wrought iron fence.
- Approved a siding and deck replacement along with an exterior paint color.

Treasurer's Report

- 2024 Budget Review/Approval
 - Larry motioned to approve the 2024 budget.
 - Bradley Seconded.
 - Approval was unanimous.
- 2024 Dues
 - Four residents have not yet paid the annual dues.
 - They have all been contacted multiple times and stated they were recently mailed.
- Financials
 - Expenditures to date are in line with the budget.
 - Taxes have been filed.
- Posting of quarterly financials
 - Quarterly financials will be reviewed by Christine.
 - Once reviewed, Christine will send them to the webmaster to be posted on the website.

Old Business

- Cherry Street fence
 - A summary was sent to all homeowners detailing the repair.
 - All repairs were performed satisfactorily.
 - One spotlight at the east most CCM sign has been broken and needs to be replaced.
- Open space 4' fence
 - During the Cherry Street fence repair, the contractor (Juan) was asked to provide a quote for repairing or replacing the open space fence. These are the fences along the power lines and bordering Meadows Park.
 - A quote for repair, replacing broken posts and rails, and for complete replacement was received and reviewed by the board.
 - The fences bordering the park were not included in the estimate for repair.
 - Any properties that might present obstacles to repair should be identified by the contractor. Any HOA board action will be discussed after the review.
 - Decision on 4' open space fence
 - Carrie motioned to hire the contractor to repair the 4' open space fence at a maximum cost of \$40,000 once the park fences are included and problem properties are identified.
 - Mark seconded the motion.
 - The motion was approved with a vote of 7 for and 1 against.
 - A reserve study will be performed to determine future fence expenses and the impact on dues.
- Records Management
 - All ACC requests have been filed
 - A single file box is used for any documents requiring retention.
 - Previous Board Resolutions Review
 - Research identified resolutions that were created and signed by board members with dates ranging from 1996 – 2001. These were discussed.
 - It is not clear if the resolutions enacted were approved in a board meeting.
 - The resolutions will be reviewed by the board to determine if they were documented in meeting minutes and if they still apply or have been supplanted.

New Business

- Larry mentioned State House Bill 24-1152 concerning Accessory Dwelling Units. It is a bill that is still under construction and has not yet been finalized or voted on.

Meeting Adjournment

- Larry motioned to adjourn the meeting
- Mark seconded
- The motion to adjourn the meeting was approved at 7:24 pm