

**THE MEADOWS AT COAL CREEK HOA BOARD MEETING MINUTES**  
**September 30, 2024**

**Call to order:**

**List Attendees:**

- Board Members: Mark Holmes, Derek Cole, Carrie DeGraw, Gerry Philips, Christine Martin, Bill Nelson & Larry Brassem
- ACC Committee: Carrie DeGraw

**Approval of Previous Minutes:**

- Larry Motioned to approve the minutes
- Carrie Seconded
- Approval was unanimous

**AGENDA**

**ACC Updates/Discussion**

- Approved for patio & pergola at 760 Orchard Drive.
- Approved front yard xeriscape at 515 Orchard Drive.
- Fall cleanup of all HOA property & center island has been arranged.

**Treasurer's Report**

- Reserve study/update
  - Reserve study was completed and reviewed.
  - Unanimous approval.
- Financials
  - Yearly budget was completed and distributed for review.

**New Business**

The City of Louisville will not agree to expand the center walkway to improve ADA access.

**Annual Meeting**

- The meeting is scheduled to occur on November 12 @ 6:00 pm.
- Larry reserved the Brooks room.
- Carrie will order pizza for the meeting.
- Treasurer will present the yearly budget, profit & loss & balance sheet
- ACC Updates
- Board Election
  - There will be 2 open positions.
  - Mark Holmes and Bill Nelson are running for reelection.
  - No candidates have been submitted.
  - Anyone at the meeting interested in joining the board will be asked to contact the board.
- Topics to discuss
  - Extra solar lights for east entrance and walkways (Randy Rose)
  - HOA Fence review

- Handout will include the following
  - Agenda
  - 2023 Meeting minutes
  - Financials including budget, P&L, Balance sheet & Reserve study
  - MCC PUD map showing HOA fences.
- A request to homeowners to submit agenda requests

**General Discussion**

**Meeting Adjournment: Meeting was adjourned at 7:00 pm**