

THE MEADOWS AT COAL CREEK HOA BOARD MEETING MINUTES
November 19, 2024

Call to order at 5:15 pm.

List Attendees:

- Board Members: Derek Cole, Gerry Philips, Christine Martin, Bill Nelson & Larry Brassem

AGENDA

Fence Maintenance

- There was a discussion on proceeding with the fence maintenance for the property at 500 Orchard Drive.
- A request for quote will be sent to Juan Felix for the following:
 - Normal replacement of 2 posts.
 - Special/tough replacement of 6 posts.
 - Replacement of 21 rails.
- If a quote is not obtained before the meeting with the homeowners, the previous quote will be used as an example.
 - Replace 2 regular posts. - \$600
 - Replace 6 special/tough posts. - \$2,100
 - Replacing 21 cedar rails (2x4x8) - \$1,260
 - The extra charge for the special/tough replacements is \$50/post.
- Christine and Derek will meet with the owners to discuss the proposal.
 - The HOA will pay for the normal replacement of posts and rails.
 - They will request the owners pay the extra charge for the tougher replacements.
 - Should the homeowners want to pursue a separate bid, that will be acceptable as long as the existing fence line is maintained.
 - The meeting will occur before the homeowners depart on travel.

Snow Removal

- Carlos has agreed to remove the snow from the HOA walks by 7:00 am.
- Larry will verify that he is insured.
- Christine made a motion to approve snow removal as long as we receive a W-9 and proof of insurance
 - Derek seconded
 - There was no discussion and the vote was unanimous.

Fence Committee

- There was discussion on comments made during the annual meeting about the dissolution of the fence committee.
- It was a previous board decision to not proceed with the procedure to replace the California fence with a different style of fence.
- The city had clearly stated that the type of fence must be consistent and there can be no variation.

- As a result, the board had decided to perform maintenance on all the California fences by replacing rotten posts and rails.
- This was communicated previously to homeowners and no further communication will be sent at this time.

Website Updates

- Annual meeting minutes have not yet been posted.
- Randy Rose and Bradley Latham should be removed from the board member listing.

Meeting Adjournment: Meeting was adjourned at 6:15 pm