

THE MEADOWS AT COAL CREEK HOA SPECIAL BOARD MEETING MINUTES
January 22, 2025

Call to order: 4:36 PM

List Attendees:

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

Approval of Previous Minutes:

- Christine moved to approve the previous minutes.
- Carrie Seconded.
- Approval was unanimous.

AGENDA

ACC Updates/Discussion

Orchard Drive Center walkway improvements

- Elizabeth presented the city proposal for ADA ramps.
- Only HOA property will be impacted.
- HOA fences will not be impacted.
- The city will pay for the construction.
- All neighbors will be notified.
- A second email to the adjacent property owners will be sent to ensure they read the notice.
- There currently is not at time frame for construction.
- Board Approval
 - Gerry motioned to approve the city plan.
 - Carrie seconded.
 - Approval by the board was unanimous.
- Elizabeth will communicate the approval to the city.

Perimeter fence bordering 532 Orchard Way

- The east side fence was observed for landscaping pushing against it.
- There is a 2x6 attached to the posts that is structural keeping the landscaping material contained. This pickets are on the outside of the 2x6.

Proposal to Shovel HOA Walks

- The board receive a proposal for clearing the HOA walks.
- \$150 for each clearing, if at least 3 neighbors hire them for \$50/driveway.
- Currently we are charges \$250/month flat rate and they charge neighbors \$25/driveway.
- The last snow was not cleared in a timely manner, so Larry will contact them again and give them one more chance before we make a change.

ACC Requests

- There have been no requests since the last meeting.
- A quote was received to remove, clean and put back the rock along Cherry street in hopes of mitigating weed growth for \$1,500 - \$1,600.
- This would be cheaper than replacing the rock.
- This will be discussed in more detail at the spring board meeting.
- A note will be sent to all neighbors.
 - With spring on the horizon, any panned landscaping work, front or back yard requires approval by the Architectural Control Committee.
 - After repairing fences this past year, the board wanted to ask neighbors to be aware of the following:
 - Landscape putting pressure on the HOA fence rails and posts affecting the integrity.
 - Tree limbs growing through fence that must be cut to avoid growing in between pickets or chain link.
 - Tree limbs leaning on the top of the fence need to be trimmed back to avoid damage to the fence.

Treasurer's Report

- December Financials were presented to the board and have been posted on the MCC Website.
- 2025 Invoices Status – 66% of the invoice have been paid to date.
- BOIR Submission – There is currently a nationwide injunction against the requirement to file a BOIR report. The board will wait until a final decision is made.

New Business

500 Orchard Drive fence improvement

- The invoice will be requested from Juan.
- Several pictures will be taken and stored for a record of the fence maintenance.
- A second note will be sent to the owners that the posts are not quite plumb but they are improved and the board is satisfied.

2025 Fence Repairs – A quote will be requested for replacing the posts on the West side fence.

Electronic payment options – Christine will ask the bank if Zelle payments can be made using the HOA email address.

General Discussion – No further discussions

Meeting Adjournment

- Larry motioned to adjourn the meeting.
- Mark seconded.
- Approval was unanimous and meeting adjourned at 5:38 PM