

THE MEADOWS AT COAL CREEK HOA SPECIAL BOARD MEETING MINUTES
March 18, 2025

Call to order: 5:05 PM

List Attendees:

- Board Members: Mark Holmes, Christine Martin, Bill Nelson, Derek Cole, Larry Brassem
- ACC Committee:

Approval of Previous Minutes:

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

AGENDA

ACC Updates/Discussion

Orchard Drive Center Walkway Responses

- All neighbors were notified of the proposal and a second email was sent to the adjacent property owners.
- Two positive responses were received and two responses from adjacent property owners were received seeking additional information.
- The property owners were referred to the City of Louisville since the HOA has no authority over the design of the proposal.

West Fence Post Replacement

- There were a couple of complaints received. After informing one of them there would be no posts replaced, Juan's crew did replace some of the posts. Juan has been informed and he is investigating it.
- Juan will be contacted this week to get an update and a final invoice.

Updates to Snow Removal Concerns

- A note was written to Larry stating they would be coming by earlier.
- After writing the note, the crew has been timelier in the removal of snow.

ACC Requests

- There has been one request for a new fence. The style is very similar to the California fence and was approved by the ACC. have been no requests since the last meeting.

Treasurer's Report

- February Financials were presented to the board. There were no questions.
- 2025 Invoices Status
 - Only one payment is outstanding.

- The owner has been contacted multiple times, yet no payment has been received.
- A note will be sent stating an additional late fee will be added if payment is not received by March 31. If no payment is received by April 30, a lean will be placed on the property.
- BOIR Review
 - The US Treasury department has stated they will not enforce the submission of BOIRs while the whole process is being reviewed.
 - The BOIR for the HOA will be completed so that if submission is required, the board will be prepared to submit it immediately.

New Business

Electronic payment options

- The bank was asked about ACH as an option. The cost is \$15/month and \$0.12/Transaction. This is not viable for the HOA.
- Christine will ask about using Zelle with the HOA email address.

Review of note to homeowners for spring.

- A proposed note was sent to the board and one update received.
- The note will be sent this week.

Website Training

- The HOA webmaster spent time setting up the secretary's laptop to allow posting of notes to the website.
- A different host was being pursued at the time, so another meeting has been set up.
- Derek has expressed interest in providing back up. A meeting will be arranged to include him.

General Discussion – No further discussions

Meeting Adjournment

- Larry motioned to adjourn the meeting.
- Derek seconded.
- Approval was unanimous and meeting adjourned at 5:39 PM