

THE MEADOWS AT COAL CREEK HOA SPECIAL BOARD MEETING MINUTES

January 6, 2026

Call to order: 4:34 PM

List Attendees:

- Board Members: Christine Martin, Eric Stout, Larry Brassem, Juli Culver, Derek Cole & Bill Nelson
- ACC Committee: Bill Nelson Represented

Approval of Previous Minutes: [2025-09-02 Board Minutes](#)

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

AGENDA

Officer Appointment

- Bill moved to appoint Derek Cole as Vice President.
- Larry seconded.
- Approval was unanimous.

ACC Updates/Discussion

- ACC Coordinator – Coordinate ACC Requests with 2 ACC members
 - Juli volunteered to assume responsibility.
 - Eric moved to appoint Juli Culver as ACC coordinator.
 - Christine seconded.
 - Approval was unanimous.
- Trash Can Policy
 - The HOA policy was provided to residents on 11/24/25 regarding the screening of trash cans.
 - The ACC will be directed to notify residents who have not complied.
 - 498 Orchard Drive has installed a screen and should submit an ACC request for documentation purposes.
- Status of 540 Orchard Drive
 - Lien has been filed
 - Foreclosure status – No official foreclosure actions have been taken.
 - It was recommended that the board's law firm be consulted about what if any recourse the board may have.

Treasurer's Report

- Bills Paid
 - Bookkeeper
 - Snow removal
- Financials
 - Financials were presented
 - Clarification on office supplies and grounds were provided.
 - Any updates should be provided to Christine by EOD so they can be published on the website.
- Review options for electronic payment of dues in 2027
 - Zelle is not allowed for business accounts.
 - Quickbooks subscription has the capability for electronic payments.
 - Any requests for 2026 will be handled on a case-by-case basis.
 - This item is deferred to next board meeting.

General Discussion

- Sidewalk Shoveling
 - There have been a few complaints about snow removal on HOA sidewalks.
 - Larry has asked if deicer can be spread when the snow is packed down and has not received a response.
 - If possible, they should use a pet friendly deicer.
- Annual Picnic
 - Eric and Juli have volunteered to coordinate the annual picnic this year.
- Eric volunteered to review Colorado laws on HOA rules for accountants/bookkeepers.
- Subjects for April meeting
 - HOA Tax Accountant
 - He will need to be replaced in the near future.
 - Christine will ask for recommendations.
 - Bookkeeper
 - Our bookkeeper will retire at the end of 2026.
 - Will ask her for any recommendations.
 - Discussion on electronic payment options for 2027 dues

Meeting Adjournment

- Larry motioned to adjourn.
- Juli seconded.
- Approval was unanimous.
- Meeting adjourned at 5:35 PM