

THE MEADOWS AT COAL CREEK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Annual Meeting
10/9/19

Call to Order: The meeting was called to order by President Carrie DeGraw at 7:04pm.

Attendees: There were 6 members of the board in attendance and approximately 20 members of the community.

Minutes: The minutes of the 2017 Annual meeting were read by Juli C. Perry N. moved to approve those minutes, the motion was seconded and the minutes were approved.

Financial Report: Kathryn T. read the 2018 financial report. Total revenues for the 2018 budget are \$15,409.00. The 2019 budget is similar to the 2018 budget. Larry B. shared concerns that the liability insurance for the HOA might be too high in price. Carrie D. is of the same opinion and will look into that for options. Carrie moved to approve, the motion was seconded and the financial report was approved.

ACC report: Valerie B. read a report on the prior year's ACC activity. It was a busy year! There were approvals for 60 gutters/roofs, 8 window/patio door replacements, 4 garage doors, 1 storm door, 1 new solar panel install, 6 new exterior color paint jobs, 6 landscape changes (hard/soft), 2 decks, 1 concrete patio/walkway, 2 arbors/covered patios, 1 fence replacement, and 3 mail boxes.

President's report: Carrie talked about the staining of the Cherry St. fences. For larger posts that could not be repaired due to size or landscaping in the way, shims were placed to support the posts. Money is in the budget for ongoing repairs; if an entire fence is not needed to be repaired maybe we can just patch as appropriate.

Landmark rocks for the walkways were purchased in 2018. This was under budget. It was questioned as to who has been adding medium sized rocks to the rock collection on those central walkways.

Regarding the bushes at the entrance way of our neighborhood, these are maintained by the city. Some neighbors have expressed concerns about not being able to see around the shrubs, they've been advised that if they feel it is a safety concern to call the city and report this. The city might take care of them more promptly when safety is the issue.

We discussed the importance of locking up items in cars, garages, etc and staying safe in general. With all the new repairs and installs there have been many people passing through the neighborhood.

A maintenance plan for the center island at Orchard Way was discussed. HOA president, Carrie D. will get bids from professional companies to maintain this area twice a year.

New business: If Comcast came into your lot and created damage then they can be responsible for repairs to said damage. If you know of damage to the open space then inform the HOA board.

The 2018 Annual Picnic got overlooked because we historically have met in June, discussed the picnic and then held the picnic in Sept. With the change of the annual meeting date the picnic got missed this year. Plans are intended for it to remain for future years, but it needs a new volunteer. Liz Ann and Sam are willing to help, but want a new host. There is \$800 in the budget for a picnic.

Open forum: Residents would like to see better maintenance on the center island and sidewalks.

Resident Steve S. feels that our streets need to be repaved. With all the trucks coming through they have been torn up and patched too many times. When the patches freeze they just fall out. Peach street appears to be of particular concern. The same resident also has concerns about the neighborhood being too dim at night, with not enough street lamps. The open space walkway gets heavy use and is also not lit.

HOA president Carrie D. will talk to the city about the paving issue. She will also ask the city about required and appropriate spacing for the light fixtures.

For the street lighting, particularly the open space, it was suggested that the resident take this issue up with a petition to the city. Steve is willing to do this and is interested in finding out if any other residents are also concerned about this. Please email him at steven.silk@gmail.com if you would like to discuss the topic of street and open space lighting. It was also suggested to show up at a city council meeting and petition for them to light the central walkway.

One resident suggested starting a new neighborhood watch program. This is something that could be welcome but will need to be taken up by individual residents.

When a city meeting was held earlier this year to discuss an application by a resident for a larger deck, it was declared that the zoning for Meadows at Coal Creek was Estate Residential zoning. (which is a 20% ratio of home:lot). Only 3 lots in our division are sized this way. This is a city issue though and not something the HOA can do anything about. Our neighborhood might have been more appropriately zoned as medium density residential?

FYI: A deck under 30 inches is not counted towards structure square footage as a percentage of lot coverage as per our RE Zoning.

Adjournment: Larry motioned to adjourn at 7:50pm. Motion was seconded and approved.