

THE MEADOWS AT COAL CREEK HOMEOWNERS ASSOCIATION, INC ANNUAL MEETING

November 3, 2021 - 6 to 8 pm

Louisville Recreation Center

AGENDA

- Call to Order
- Introductions
- Officer Reports
 - Objection was brought to why we hire an accountant
 - Why is there a loss for retained earning?
- Committee Reports
 - Fence report
 - Architectural report
- Election of New Board Members
 - Board member Candidates:
 - Randy Rose
 - Mark Holmes
 - Bill Nelson
 - Chuck King also received 3 votes.
 - All 3 were approved
- New Business
 - Remediation of deteriorating common area fence
 - There was overwhelming support for taking the appropriate steps to make way for a new type of fence as opposed to the existing "California fence".
 - A fence committee was created with MCC homeowners to assess what all will be required to move forward with a new type of fence.
 - The committee with work to find out the following and then present it to HOA members:
 - What will City of Louisville involvement be?
 - What type of fence?

- Who is going to pay? Use the funds designated in the HOA budget to pay and then homeowners pay the rest?
 - Exceptions – how do they work & making changes for new homeowners
- We will also add a question to the fencing voting form that will ask if ownership of the fence should be relinquished to the homeowner and upkeep will be on them.
- MCC Neighborhood Covenants Discussion
 - Sheds are not allowed, and any structure should be physically attached to the existing home.
 - Owners in violation will be a letter and then fined if they do not comply.
 - HOA Board secretary, Bradley Latham, will draft the letter that will be going to those not in compliance.
 - There were discussions about the Architecture Committee, submitting your improvements, and ensuring that we keep what is allowed current with changing times.
- Should we have a 2022 Neighborhood Picnic?
 - Homeowners voted yes that we should bring this back. More details to come next year.
- Other New Business
 - Brought up lighting along the cul-de-sac and dark.
 - One homeowner mentioned lighting along the path
 - It was determined that this is a city problem

Elected new officer

- Randy & Mark have co-chairs
- Bradley still secretary
- Kathryn still treasurer
- At large
 - Gerry
 - Derek
 - Bill
 - Larry