

**THE MEADOWS AT COAL CREEK
HOMEOWNERS' ASSOCIATION, INC
ANNUAL MEETING
November 12, 2024**

Call to Order

- The meeting was called to order at 6:12 pm

Introduction of HOA Board Members

- Mark Holmes introduced all the board members as follows:
 - Mark Holmes (Pres), Gerry Philips (VP), Christine Martin(Treasurer), Bill Nelson (Secretary)
 - At Large members are: Larry Brassem, Carrie Degraw and Derek Cole.

Quorum Determination

- 28 residences were represented at the meeting. This included 3 proxies.
- A quorum was met with 27% of homeowners represented.

Approval of 2023 Annual Meeting Minutes

- Bill reviewed the minutes
- Bill motioned to approve.
- Gerry seconded.
- The minutes were approved unanimously.

Treasurer's Report

- Christine presented treasurer's report
- Fence repair costs addressed by taking money from reserves.
- Reserve study presented with estimates for future fence maintenance.

Vote to approve 2025 Budget

- Christine motioned to approve.
- Bill seconded.
- Discussion
 - Bookkeeping fees were questioned. The board pays a professional bookkeeper to manage the books and send invoices each year. The expense of Quickbooks is paid by the bookkeeper, not the HOA.

- Legal fees were questioned. The board pays a professional lawyer for advice on HOA matters to ensure the board is compliant with the law and to make recommendations on policies and procedures.
- The budget was passed with 2 households voting no.

Architectural Control Committee Report

- There was a total of 12 requests submitted & approved in the previous year
 - Landscape requests – 4
 - Painting requests – 3
 - Structural Requests – 5
- There was a question on the status of a fence committee. The board made a decision to maintain the existing fences rather than a wholesale replacement of the open space fences.

City of Louisville PUD Review

- Bill explained the fence styles required by the PUD and identified which fences are controlled by the PUD.
- The process to change the PUD was reviewed and reiterated by a homeowner who went through the process for the construction of Arbors.

Crosswalk expansion at Orchard Drive

- Bill presented the problem with the sidewalk crossing and ADA access.
- An ACC member explained that the city will add to the budget for next year the painting of a crosswalk and modifying the walk to allow for easier ADA access.
- Homeowners bordering the walks asked to be informed of the city design when available.

HOA Board Member Election

- Bill Nelson and Mark Holmes were announced as seeking reelection.
- There were three (3) write-in candidates: Robert Sewell, Andrew Philippou & Chuck King.
- The results were:
 - Bill – 23
 - Mark – 23
 - Robert – 1
 - Andrew – 1
 - Chuck – 1
- The fundamental result was unchanged with Bill & Mark elected to the board.

New Business

- Larry has said that Carlos will shovel the walks for \$250, He is bonded and insured.
- Carlos would charge \$25 per resident to shovel the driveway and walk.
- There was a suggestion that the HOA could ask local high schoolers to shovel the walks, however one resident brought up the liability risks associated with that approach.
- There was a suggestion that we contact the lawyer regarding the handicap entrance to walks since it is on HOA property.

The meeting was adjourned at 7:10 pm.