

**THE MEADOWS AT COAL CREEK
HOMEOWNERS' ASSOCIATION, INC
ANNUAL MEETING
November 11, 2025**

Call to Order

- The meeting was called to order at 6:15 pm.

Introduce 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 and Derek Cole.

Quorum Determination

- 22 residences were represented at the meeting. This included 1 proxy.
- A quorum was not met with 22% of homeowners represented.

Approval of 2024 Annual Meeting Minutes

- Bill asked if attendees had any questions on the minutes
- There were no questions.
- Mark 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.
- 2026 budget is unchanged from 2025
- There was a brief discussion on the budgeted costs for a HOA picnic. It was suggested that a notification go out to gather at the park and bring food items. Make it less formal so planning is minimal.

Vote to Approve 2026 Budget

- Christine motioned to approve.
- Carrie seconded.
- Discussion –
 - There was a brief discussion on the budgeted costs for a HOA picnic. It was suggested that a notification go out to gather at the park and bring food items. Make it less formal so planning is minimal.
- The budget pass unanimously.

Architectural Control Committee Report

- Pruning of bushes along the path West of Orchard Drive
- Replacement of weed barrier under rocks along Cherry Street
- ACC Requests since last meeting
 - Fence update - 2
 - Trash Screen
 - Garage Door - 3
 - Solar powered Attic Vent
 - Outdoor landscaping - 5
 - House painting - 2
 - New Front Door
 - Solar Panels - 2
 - Step Railing
 - House External
 - New Roof
 - Deck Replacement
- A resident asked of the leaves would be cleared from the sidewalks on either side of Orchard Drive. Carrie will ask her leaf guy to clear them and bill the HOA.

Cross walk expansion at Orchard Drive

- Thanks to Elizabeth Rayburg advocating with the city of Louisville, the crosswalk on Orchard was modified to meet ADA requirements.

Trash Can Screening

- An email was sent in July asking that trash cans be put away within 24 hours of trash pickup.
- Per the [Amended and Restated Declaration of C,C&R's](#), any trash cans kept outside shall be behind some sort of screen.
- It was mentioned that a bear has been spotted near the neighborhood. Even more reason to keep your trash inside if possible.

Announce Board Members up for Reelection

- No board members are up for reelection
- We want to thank Gerry Philips & Carrie DeGraw for their service to the HOA Board.

Election of Board Members

- There were two candidates on the ballot for the HOA board and no write-in candidates
- The results were unanimous:
 - Juli Culver – 16
 - Eric Stout - 16

New business

Homeowner Topics

- There was a question about which fences were the responsibility of the HOA. Further explanation was tabled until after the meeting.

Comment period - Limited to 3 minutes per household

- There was a discussion on an abandoned house in the neighborhood. The water has been shut off and an inspection performed which determined it is unoccupied.

Adjourn Meeting

- The meeting was adjourned at 7:10