

THE MEADOWS AT COAL CREEK HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

August 16, 2020

Call to Order: This meeting was called to order by Carrie DeGraw at 11 am.

Attendees: In attendance were Carrie De-Graw, Bradley Latham, Larry Brassemer, and Katheryn Thorburn. From the ACC committee were Elizabeth Rayburg, Mary Boulet and Chuck King.

ITEMS:

- **ACC Committee issues** – Due to issues with current ACC committee head, the president is appointing new co-chairs, Mary Boulet and Elizabeth Rayburg. This will take effect immediately and Mary and Elizabeth will now handle all ACC improvement requests.
- **Addressing the complaint filed by 535 Orchard Dr.** – A formal complaint was issued by the residence of 535 Orchard Drive about the HOA president. The residents are replacing the fence and did not replace according to code and a confrontation ensued between HOA president and the residents. The refencing project will be approved after the residents of 535 and the affected next door neighbor fill out the appropriate paperwork stating the friendly side of the fence can face the 535 residents.
- **Out lot A** – Out lot A is the area that runs along the west fence facing W Dahlia St. The former ACC committee chair presented the issue of maintaining the parcel, the HOA President stated that MCC HOA has never maintained it and will not maintain the out lot in the future. The President also noted that it is not clear whether the out lot is incorporated within the fence or outside the fence.
- **Agenda for Annual HOA Meeting**
The next meeting open to all HOA members will be on **Tuesday, October 20 at 7:00 PM**. We are trying to secure a location where social distancing will be able to be maintained and all members will feel safe. We are checking with the Rec Center and Sweet Spot Café.
Tentative items for 10/20 meeting:
 - New board members for 2021
 - California fence along the greenbelt for 2021
 - Architectural committee requests
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- **Replacing board members** – There is an urgent need for additional members to join the HOA board. Terms expire in 2020 for 3 existing members (including the president) and due to a tragic recent loss, we are down to only 1 board member who is technically set to continue for 2021. The secretary will put a call for board participation along with proxy voting form to all members.
- **The Rock Pathways** – The board paid \$800 for rocks to be put along the path between Orchard Drive and the townhomes on W Dahlia St. This was done to alleviate rocks continually sliding

onto the path due to the raised sides. The job was completed and looks great which brought up a conversation about whether we should also do the other side of the path from Orchard Drive to the greenbelt pathway. It would be roughly \$1000 in labor and materials to complete the job. We will wait to see how current job holds up before proceeding with the other path.

- **Perimeter California Fence** – The east side perimeter fence was completed this year. The plan is to redo California fences for homes along the greenbelt pathway in 2021.
- **Annual Neighborhood Picnic** – The board discussed the potential to host our annual picnic that we hold in the park, but decided due to the current state of Covid we will forego a 2020 picnic and look to host the event again in 2021.
- **Parking on corner curve of 600 Orchard Drive** – Concerns were raised over a large vehicle parking on the curve by 600 Orchard Dr. and how it affects visibility. A board member is going to contact the city of Louisville to see what can be done to help ensure safety on the curve.