

## **THE MEADOWS AT COAL CREEK HOA QUARTERLY BOARD MEETING**

June 6, 2023

- **Call to order:** 6:08pm
- **Attendees:**
  - Board Members: Bill Nelson, Carrie DeGraw, Gerry Phillips, Larry Brassem, Derek Cole, Bradley Latham, Katheryn Toray & Randy Rose
  - ACC Members: Elizabeth Rayburn, Mary Boulet & Joyce Brassem
  - Webmaster: Sam Faulkner
- **Approval of Previous Minutes:**
  - **Larry proposed approval.**
  - **Bradley seconded.**
  - **No discussion as changes were previously made per email input.**
  - **All approved.**
- **MCC HOA Website**
  - **Most members had reviewed and approved of the format.**
  - **Additional text was suggested for attached sheds indicating approval by the city may be required.**
  - **Landing page verbiage was requested of members.**
  - **ACC members to be updated on current website and added to beta website.**
  - **Suggested edits and comments to be sent to Sam and will be made in the next couple of weeks with a move to production before our next board meeting.**
- **ACC Update: ACC members performed a neighborhood walk through and found the following:**
  - **There were three houses without trees in the front yard.**
  - **A few houses were overgrown, weedy or dead bushes with one home being a rental.**
  - **An email will be sent to all neighbors reading them of the requirement to have a tree in the front yard and to maintain their yards and removing dead bushes and trees.**
- **Treasurer's Report**
  - **The current budget was presented. There were no significant items noted.**
  - **The yearly bill for HOA insurance will be paid.**

### **OLD BUSINESS**

- **Annual Picnic**

- **The park has been reserved for the annual HOA picnic on Sunday, August 20 from 4-7 pm**
- **A save the date will be sent along with the ACC reminder (above).**
- **HOA will provide entree and sides.**
- **Neighbors will be requested to bring other sides, appetizers and desserts based on the first initial of their last name.**

## **NEW BUSINESS**

- **Planting of Flowers at Cherry & Orchard Drive Entrance**
  - **This will be tabled for now**
  - **However, if someone volunteers to place flowers in pots there, the board will allow it.**
- **HOA Paper Records Disposition**
  - **The only historical papers to be kept will be the previous annual meeting for 1 year, the arbor requirements as defined by the city and all ACC requests.**
  - **All other papers will be shredded.**
- **Invoice for Power Washing**
  - **Bill proposed approving the labor invoice for power washing the paint off the common fence.**
  - **Larry seconded**
  - **Discussion**
    - **Future work by homeowners on common fences or HOA property must be detailed and pre-approved.**
  - **All approved**
- **Next meeting**
  - **Date: Tuesday, September 12**
  - **Time: 6:00 pm – 7:30 pm**
  - **Place: Louisville Public Library**
  - **Plan to discuss and organize annual meeting in November.**
- **Meeting Adjournment**
  - **Larry proposed adjournment.**
  - **Bradley seconded**
  - **All agreed.**
  - **Adjourned: 7:32 pm**