

THE MEADOWS AT COAL CREEK HOA BOARD MEETING MINUTES
June 4 2024

Call to order: 6:03 pm

Attendees:

- Board Members Present: Mark Holmes, Gerry Philips, Larry Brassem, Christine Martin
Bill Nelson & Carrie DeGraw
- ACC Committee: Carrie DeGraw

Approval of Previous Minutes

- Bill motioned to approve the minutes
- Carrie seconded.
- The vote to approve the meeting minutes was unanimous.

Agenda

Mark moved to start future board meetings at 4:30 pm.

Without objection, so ordered

HOA Website Update

- Bill described the search function added to the landing page of the MCC website.

ACC Updates/Discussion

The following ACC request were submitted and approved:

- A fence replacement for 739 Peach Court.
- New colors for 425 Orchard Drive.
- A new deck for 460 Orchard Drive.

Metal Roofs

- Larry suggested the HOA consider allowing metal roofs.
- Under the current C,C & R, Article 5, Section 2.B.2.5 - Inappropriate Materials:
Metal roofs are not allowed.
- Larry will pursue modifying the C,C & R.

Treasurer's Report

- All 2024 dues have been collected.
- HOA insurance has been renewed. The premium is now \$1,950/year.
- A reserve study will be taken up this year.

Financials

- Financials were briefly reviewed with no comment.
- The initial deposit for California fence was paid out of the reserve fund.
- Gerry moved to approve the financials.

- Larry seconded.
- The vote to approve the financials was unanimous.
- Posting of quarterly financials
 - 1st quarter financials were posted by Christine.

Old Business

- Cherry Street fence
 - The fence repair was completed and the neighbors were provided the details.
 - The city owned property along Cherry street at the Orchard Drive entrance is full of weeds.
 - Carrie will get a bid to replace rock and weed barrier and remove the weeds.
- California Fence Repair
 - The repair work has begun.
 - A Right of Way permit was obtained for the portable toilet and material storage.
 - HOA board sent a letter to the owners of 500 Orchard Drive.
 - After 30 days if no action has been taken, a second letter will be delivered.
 - If no action is taken after the second letter, the HOA lawyer will be contacted for further action.
- Records Management
 - All of Phil Barton's resolutions from 2001 were approved and documented in the meeting minutes.
 - The resolutions which are still valid will be published as some have been superseded.

New Business

Annual Picnic

- Bill will ask Katheryn Thorburn if she can be consulted.
- A note will be sent to the neighbors asking for volunteers to organize the picnic. Without a volunteer, the picnic will not occur.

Meeting Adjournment

- Larry motioned to adjourn the meeting
- Mark seconded
- The motion to adjourn the meeting was approved at 6:45 pm