

THE MEADOWS AT COAL CREEK HOA BOARD MEETING MINUTES
September 3, 2024

Call to order: 4:40 pm

Attendees:

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

Approval of Previous Minutes

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

Agenda

Treasurer's Report

- Approximately \$60,000 has been spent on fencing repair this year.
 - Cherry Street fence was approximately \$13,000.
 - California fence boarding open space, Meadows Park & HOA property was approximately \$45,000.
 - Additional costs have yet to be finalized.
- A study of the reserve fund has begun and should be completed by the annual meeting.

Financials

- Financials were briefly reviewed with no comment.

New Business

Expansion of Center Walkways

- The walkways on HOA property on the west side have ADA ramps offset from the walkways.
- The ACC is working with the City of Louisville to expand the ADA ramps and to flair the end of the sidewalks at Orchard Drive to improve maneuverability for wheelchairs.
- If the city agrees, the HOA board will have to arrange for the large rocks to be removed.

The following ACC request were submitted and approved:

- A fence replacement at 736 Apple Court.
- Building of a shed and painting of trim at 767 Apple Court.
- Backyard landscaping project at 728 Orchard Drive.
- Exterior painting at 400 Orchard Drive.
- Lawn removal was approved for future landscaping. ACC request will be submitted once plans are finalized.

- Included in the annual meeting announcement will be a statement that all exterior changes require a ACC request including painting the house the same color.

Metal Roofs

- Larry has suspended his quest for metal roofs.

Annual Meeting

- The annual meeting will be held at 6:00 PM on November 12, 2024 in the Louisville Recreation Center.
- Larry will reserve the room.
- Christine will prepare a treasurer's report.
- Carrie will present an ACC update.
- HOA Board Election
 - There will be three open positions.
 - A communication will be sent asking for candidates by October 9 so proxy forms can be sent with all candidates.
 - Board member terms expiring
 - Mark Holmes
 - Randy Rose
 - Bill Nelson
- Topics to present
 - Fence Repairs & Cost
 - Reserve Study
 - Pruning around HOA fences
 - HOA Fence review

Old Business

Executive discussion on remaining fence repair.

Meeting Adjournment

- Larry motioned to adjourn the meeting
- Carrie seconded
- The motion to adjourn the meeting was approved at 5:42 pm