

THE MEADOWS AT COAL CREEK HOA SPECIAL BOARD MEETING MINUTES

June 3, 2025

Call to order: 4:36 PM

List Attendees:

- Board Members: Carrie Degraw, Derek Cole, Gerry Phillips, Christine Martin & William Nelson (Mark Holmes arrived late.)
- ACC Committee: Carrie Degraw

Approval of Previous Minutes:

- Carrie moved to approve the minutes.
- Derek seconded
- Approval was unanimous

AGENDA

ACC Updates/Discussion

- Fire Hardening Code & MCC Fence Requirements
 - The ACC request that prompted this discussion has chosen to use cedar with a fire-retardant stain which meets the city code.
 - Any requests for a metal fence will be handled on a case-by-case basis. Metal fences installed to date have been decorative to enclose a small area not as a border fence.
- Entry & Path Clean up
 - Gerry called the city and they cleaned up the entry into the neighborhood by killing the weeds.
 - The HOA areas have continued to be maintained on a regular basis by a contractor.
- City Property Mowing
 - The city property around the entrances into the neighborhood has been mowed once the Parks and Recreation department was called.
- Review any ACC submissions (7 reviewed and approved.)
 - Installation of a cedar fence on the wings of the house.
 - Replacement of garage doors and exterior brick between garage doors.
 - Installation of a solar powered attic vent mounted to the roof.
 - Two requests for outdoor landscaping.
 - House painting using the same colors.
 - A front door replacement.
 - Installation of vines on a HOA fence to match the neighbor.

Treasurer's Report

- May Financials
 - The financials were discussed and quarterly financials will be submitted the end of June.
 - Should there be a volunteer to organize a picnic, there is \$1,800 allocated for it.
 - It makes sense to review the HOA fences every three years.

New Business

- Lien on 540 Orchard Drive
 - A note will be sent that indicates the monthly fine will be \$100 going forward bringing what is current owed to \$400.
 - Mark will file a lien on the property.
- Installation of Solar Lights
 - Randy Rose has approached the board regarding the installation of the solar lights. He has been reimbursed.
- HOA Board Insurance
 - Renewal is due by July 1, 2025.
 - Christine will be sure to renew the policy and request the email address be changed to mcchoalsv@gmail.com.
 - The notice from the insurance company will be emailed to the board members.

General Discussion

- A question came up about branches overhanging the sidewalk. Either the resident can be asked to trim the branches or the city can be called and a citation will be issued.

Meeting Adjournment

- Carrie moved to adjourn the meeting.
- Larry seconded.
- Adjournment at 5:42 PM was unanimously approved.