

THE MEADOWS AT COAL CREEK HOA SPECIAL BOARD MEETING MINUTES

September 2, 2025

Call to order: 4:33 PM

List Attendees:

- Board Members: Mark Holmes, Gerry Phillips, Christine Martin & William Nelson
- ACC Committee: William Nelson Represented

Approval of Previous Minutes:

- Gerry moved to approve the minutes.
- William seconded
- Approval was unanimous

AGENDA

ACC Updates/Discussion

- Process Update
 - A proposed update to the [Policy & Procedures for Covenant and Rule Enforcement](#) was reviewed.
 - Updates to the draft proposal will be made and send to board for review.
 - The HOA attorney will be consulted on procedure to formally include the update.
 - The proposed HOA violation letter form was approved.
- 770 Orchard Drive – Trash container storage¹
 - Christine motioned to approve the ACC Request.
 - Gerry seconded.
 - Discussion included a proposal after the approval to lower the cans within the structure and install pavers to ease the movement to the street.
- 540 Orchard Drive
 - Lien Status
 - Mark & Larry talk with the county office. They could not help them with a lien.
 - Mark sent an email to the HOA Attorney seeking help.
- Garbage Can Policy
 - No action will be taken on developing a policy.
 - The board will occasionally remind neighbors to put away their trash containers 24 hours after pickup.
- Review any ACC submissions (13 reviewed and 12 approved.)
 - 2 - Garage Door Replacement
 - 1 - House Paint

¹ Post meeting: The ACC members were concerned that we would be approving something that is not consistent with what has been done in the past, i.e. plastic sheds that do not match the house. The ACC members will be meeting with the owner on Sept. 13 to discuss options.

- 1 - House paint & landscaping
- 1 - Roof Replacement
- 2 - Landscape Replanting
- 1 - Tree Removal
- 2 - Solar Panels
- 1 - Step Railing
- 1 - Window AC unit - Conditional Approval
- 1 - Privacy Fence – Denied
- ACC Head Replacement (Carrie)
 - Will ask for volunteer at annual meeting.
 - William will proceed as acting head.

Treasurer's Report

- Check received for 500 Orchard Drive for more difficult post replacement.
- HOA Insurance Status
 - The Insurance was increased to a more realistic cost of repairing the fences.
 - The new policy is in effect.
- August Financials were not received before the meeting.

New Business

- Annual Meeting
 - Set Date
 - November 11
 - Start Time: 6:00 pm
 - Pizza will be ordered
 - Agenda Ideas
 - Contact Carrie about sign at entrance announcing the meeting.
 - William will send out note on terms expiring.
 - Board members will try to recruit candidates.

General Discussion

- No items to discuss

Meeting Adjournment

- Mark moved to adjourn the meeting.
- Christine seconded.
- Adjournment at 5:40 PM was unanimously approved.