

# The Spires Drainage Homeowners Association, Inc.

## Board Meeting Minutes

Location: Telecommunication by Zoom

January 23<sup>rd</sup>, 2025Ok

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Mr. Marvin called the meeting of The Spires Drainage Homeowners Association to order at 1:03 PM.

Present were:

John Marvin	President
Kevin Hoag	Secretary
Wayne Booker	Treasurer
David Goddard	Director at Large
Derek Patterson	Property Manager
Absent: Michelle Grove-Reiland	Vice President

Mr. Patterson emailed the Board a business packet before the meeting.

### Owner's Forum / Hearings:

There were no hearings.

Mr. Jacobs, an ACC member, inquired about the inspection cycles for RowCal and noted that the ACC no longer has a set inspection area in the community after three (3) members left the committee last year. If a monthly inspection is met with snow/bad weather, it is not conducted. RowCal's contract will be sent to Mr. Jacobs.

Mr. Jacobs noted that three (3) homes did new work without an ACC submittal, and all are now submitting after-the-fact requests for review. The Covenants noted that the committee should have three (3) members, not seven (7).

### Meeting Minutes:

The September Board meeting minutes were approved as submitted.

### Finance Report:

Mr. Booker and Mr. Patterson reviewed the finances. The December 31<sup>st</sup> finances showed Cash Assets of \$126,701.03 and a Reserve Balance of \$641,791.68. The Income Statement and Cash Disbursement reports were reviewed.

The 2023 Audit was completed, and no discrepancies or adjustments were noted.

The RBC and Wells Fargo Reserve accounts were reviewed.

It was agreed that the January 15th CD, which expired, would be invested in a new three (3) to six (6) month term (pending the best rate).

The Aged Receivable report was reviewed.

One account is in the collection process with SJJ.

## **Manager's Report:**

The 2024 Project List was reviewed.

The monthly Activity Report was reviewed.

The 2023 Reserve Projection spreadsheet has not been updated, pending the final closing of the City taking ownership of the Debris Flow Basins (DFBs).

It was noted that Mr. Marvin is still authorized to close on this transaction after the Annual Meeting date.

## **Old / New Business:**

Mr. Booker and Mr. Patterson have been investigating options to reduce the Association's tax liability from reserve interest earned. There was roughly \$22k from 2023 and 2024 third and fourth quarter estimated taxes have been paid.

The 2024 Monument Control Points and 2024 Inclinometer Readings have been completed.

There was a discussion on the dog-run fencing guidelines and how the total square footage is applied to a lot (does it include hard surfaces or just landscaping surfaces). It was agreed that the 500 square feet would include hard and soft surfaces.

It was noted that Mr. D. Husted, CSPD Office of Emergency Management, will attend the Annual Meeting to discuss evacuation protocols in a fire or other community emergency.

The next meeting will be on January 28<sup>th</sup> at 6 PM at Fire Station 16.

There being no further business, the meeting was adjourned at 2:08 PM.



Derek Patterson  
Property Manager