

The Spires Drainage Homeowners Association, Inc.

Board Meeting Minutes

Location: Fire Station 16

April 23rd, 2026

Mr. Hoag called the meeting of The Spires Drainage Homeowners Association to order at 1:02 PM.

Present were:

Kevin Hoag	Secretary
Wayne Booker	Treasurer
Jenny Nihill	Director at Large
Derek Patterson	Property Manager
Excused Absences: Michelle Grove-Reiland	President
John Hamilton	Vice President

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

Owner's Forum / Hearings:

There were no hearings. There were no owners present.

Meeting Minutes:

The January Board meeting minutes were approved as submitted. The January Annual meeting minutes were reviewed with no changes, and the January Organizational minutes were approved as submitted.

Finance Report:

Mr. Booker and Mr. Patterson reviewed the finances. March 31st finances showed Cash Assets of \$302k and a Reserve Balance of \$566k. The Income Statement and Cash Disbursement reports were reviewed. It was agreed to purchase an Operating Cash CD for \$80k. The expiring Western Alliance Bank CD, \$49.7k, was deposited into the Operating Savings account #7948.

The RBC and Wells Fargo Reserve accounts were reviewed.

The \$185k CD that expires this month will be reinvested into a 1-year term.

The Aged Receivable report was reviewed (\$3.3k owed).

The owner of 5904 Buttermere Drive submitted a request to have \$500.00 in assessment fines waived. A discussion followed, including past violation history, previous fine payment timelines, etc. A motion was made to reduce the fine to \$250.00 plus late fees and interest, which carried 3-0 in favor.

Manager's Report:

The 2026 Project List was reviewed.

The Private Drainage inspections were completed, and a repair bid has been obtained and will be emailed to the Board for review.

The monthly Activity Report was reviewed.

Old Business:

The stone MBU enclosures are nearly complete.

Some residents expressed concern for a fire pit in the rear yard of 5975 Buttermere Drive, and it was asked if the pit was a new installation, had prior ACC approval, or was existing. Mr. Patterson will inquire.

Mr. Booker provided updates on the status of the Fishers Canyon Open Space and information from a meeting in January with Lonna Theson, David Dietemeyer, and two Board members. It was noted that the re-zoning effort has been temporarily paused, and the City has agreed to obtain a geologic hazard study and a drainage study. It was noted that these two reports will be conducted first before the rezoning process. It was noted that the likely timeline for the rezoning process would be this fall.

New Business:

House Bill 26-1099 was signed into law but does not directly impact the Association.

Mr. Patterson shared information on a new process where an Association could pursue a court-ordered update to amend a quorum percentage in the Bylaws, allowing for a lower percentage to have an official quorum. This has not historically been a problem and is just for information purposes.

Mr. Patterson reviewed an owner's concern with trash removal services with Apex Waste, relating to soft bag collection. It was noted that some providers do not remove loose trash bags with the new automated trucks (bags must be put in the toter), which dramatically reduces capacity.

Apex Waste now offers a latching mechanism for the toter lids (\$15.00 each) that allows the lid to be closed for wind, but the dumping operation opens the lid. The contract renews in December this year.

The owners of 391 Irvington Court contacted the Association, inquiring about an Association drainage easement in their front yard, and reports of some soil settlement above a manhole cover. Upon review of the Plat, this lot is not listed as an easement area that the Association is responsible for, but the map does show the lot being marked for having a drainage easement. It's believed the home builder modified the front landscaping to make a level yard and installed some type of underground drainage system, thought to exit under the driveway. The idea of possibly having the Association take over responsibility for this easement was concerning, as the original landscaping was altered and a drainage structure was installed. It was agreed to obtain information on vacating the easement, which would allow the owners to have full ownership of their landscaping and lot.

The next meeting will be on June 25, 2026, at 1 PM at Fire Station 16.

There being no further business, the meeting was adjourned at 2:56 PM.



Derek Patterson
Property Manager