

The Spires Drainage Homeowners Association, Inc.

Board Meeting Minutes

Location: Telecommunication by Zoom

June 24th, 2021

Mr. Marvin called the meeting of The Spires Drainage Homeowners Association to order at 1:00 p.m. Present were:

John Marvin	President
Michelle Grove-Reiland	Vice President
Olivier Postel	Secretary
Kevin Hoag	Director at Large
Derek Patterson	Z&R Property Management
Excused Absence: Brandon Dwyer	Treasurer

Mr. Patterson emailed the Board packet before the meeting.

Owner's Forum / Hearings:

None.

Meeting Minutes:

The April Board meeting minutes were approved as submitted.

Finance Report:

The total assets as of May 31st are \$654,590.21 with \$532,780.50 in Reserves. The Association was \$32,031 under budget on Operating Expenses for the year. * Note: Flood Insurance policy was not renewed for 2021-2022. The Income and Expense Comparative was reviewed.

The Aged Receivable report was reviewed.

Manager's Report:

The Association's insurance broker, USI Insurance Services, LLC, worked to find another specialty insurance carrier to provide flood coverage for the debris flow basins. Lloyds of London did not renew the policy for 2021-2022. The insurance provisions in the Covenants were reviewed, and it was noted that coverage should be made available "... to the extent reasonably obtainable...."

The 2020-2021 Project List was reviewed.

The monthly Activity Report was reviewed.

The 2021 Reserve Projection spreadsheet was reviewed.

Old / New Business:

Mr. Marvin briefed the Board on a neighboring property (parcel 750000284) at the end of Wellfleet Street, which is for sale, and the City Park and Recreation Department is considering purchasing the property for open space [344.92 acres]; which also surrounds each of the two Debris Flow Basins. Once the appraisal is obtained, a different non-profit agency would purchase the land, and then the City would buy it from that agency. If the sale does go through, then the Association can work with the City on what will take place on this land.

There was continued discussion from the last meeting on possibly installing new pet waste disposal stations in the community, sponsored by Mr. Cordovano. After discussion, it was unanimously agreed that the Association would purchase three stations which will all be located on Common Area land. Estimated pricing is around \$1.5k for three stations.

The May 3rd bag collection event had 46 participants, and this will be the first year of the shared cost.

A request for new soffit lighting at 327 Irvington Court (sent from the ACC for the Board to review from April) was further discussed. Updates photographs of the lighting on at night were reviewed, and it was noted that several members visited the home in person to see the lights. Lengthy discussion followed to include the details of the system, light ratings, wattage, etc. It was unanimously agreed that the system is not conducive to a mountainside community, and the request to use these types of lighting is denied. However, it was noted the owners may leave the system in place and utilize it for colored holiday lighting if they choose, which can be turned on from mid-November to mid-January. Any lights must be turned off by midnight each evening. It was also noted that if the owners wished to install new security lighting, they could submit a request for consideration.

The next meeting is set for July 22nd at 1 p.m.

There being no further business, the meeting was adjourned at 1:48 p.m.



Derek Patterson
Property Manager