

The Spires Drainage Homeowners Association, Inc.

Board Meeting Minutes **Location: Fire Station 16** **June 25th, 2026**

Mrs. Reiland called the meeting of The Spires Drainage Homeowners Association to order at 1:00 PM.

Present were:

Michelle Grove-Reiland	President
John Hamilton	Vice President
Kevin Hoag	Secretary
Wayne Booker	Treasurer
Jenny Nihill	(by phone) Director at Large
Derek Patterson	Property Manager

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

Owner's Forum / Hearings:

There were no hearings. There were no owners present.

President's Report:

It was noted that there are no new updates for the status of the Fishers Canyon Open Space project (Mr. Kevin Walker, City Planning Director).

Meeting Minutes:

The April Board meeting minutes were approved as submitted.

An email vote (ATWAM) was conducted on May 13th, 2026, to approve a bid for repairs to the drainage areas, noted from the Kiowa Engineering inspection. The vote carried 5-0 IF.

Finance Report:

Mr. Booker and Mr. Patterson reviewed the May 31st finances. The Income Statement and Cash Disbursement reports were reviewed.

The RBC and Wells Fargo Reserve accounts were reviewed.

It was reiterated that all investments with RBC will remain, and the Wells Fargo CD (PYU9), upon expiration, will be transferred to the Cash Savings account.

The Aged Receivable report was reviewed (\$1.4k owed).

There was a discussion on turning over two (2) accounts to a law firm to continue in the collection process [120 Gilford Place and 5850 Gladstone Street]. A motion was made to transfer the accounts over, which carried 5-0 in favor.

Manager's Report:

The 2026 Project List was reviewed.

The Private Drainage repairs should be completed by mid-July. The native mowing is behind schedule and should be done next week.

Mr. Patterson reviewed a bid to paint numerous items in the community (storm drain inlets, street and stop signposts, all signposts, and fire hydrants). After a discussion, a motion was made to approve painting the signs and posts, \$8.9k, which carried 5-0 in favor.

The two (2) new stone MBU enclosures are complete and look great, now allowing future removal and reinstallation without removing the surround/top.

The monthly Activity Report was reviewed.

It was noted to review the current language in the Rules for native mowing of a lot, not a beauty band along the street, at the next meeting.

Old Business:

There was a discussion on the new trash toter lid locks that Apex Waste Disposal provides (\$30.00 for both toters, installed by AWD). These locks keep the lid more secure from the wind and open when the automated truck empties the toter.

The matter of possibly vacating the Association's drainage easement at 391 Irvington Court was discussed. The surveyor has not yet responded with information on this process. A discussion followed. A motion was made to approve obtaining a legal opinion on the Plat error and what options are available, which carried 5-0 in favor.

New Business:

Mr. Patterson inquired with Mr. David Dietemeyer, Parks, Recreation & Cultural Services Senior Program Administrator, about any updates on the Fishers Canyon Open Space. He noted the project continues with the planning and studies for the trailheads.

Another request will be made asking about the drainage and geologic studies he noted would be completed.

Mr. Hamilton discussed some recent ACC activity and what options the Association has if an owner has completed work without a submittal, review, or approval. The standard enforcement process must be followed using the mandated timelines. One request was for an outdoor fire pit, and they are not prohibited in the Rules, but there are no other guidelines. It was noted to review new language for fire pits at the next meeting.

There was a discussion on the language in the Covenants which mentioned a restriction on commercial vehicles. A question was asked if a labeled vehicle, wrapped vehicle, or truck with a ladder rack, etc., is considered commercial; it was agreed they are not. It was noted to review new language for the Rules regarding this topic at the next meeting.

The owners of 265 Stonebeck Lane submitted a request to see if the Rules could be updated to allow for artificial turf in the side and front yard areas. A discussion followed. A motion was made to deny the request, which carried 5-0 in favor.

The next meeting will be on July 23rd, 2026, at 1 PM at Fire Station 16.

There being no further business, the meeting was adjourned at 3:00 PM.



Derek Patterson
Property Manager