

# The Spires Drainage Homeowners Association, Inc.

## Special Board Meeting Minutes

Location: Fire Station 16

July 24<sup>th</sup>, 2025

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Mrs. Grove-Reiland called the meeting of The Spires Drainage Homeowners Association to order at 1:04 PM.

Present were:

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

Mr. Patterson emailed the Board packet before the meeting.

### Owner's Forum / Hearings:

There were no hearings, no owners were present at the meeting, and no requests were submitted by email.

### Meeting Minutes:

The June 26<sup>th</sup> Board meeting minutes were approved as submitted.

### Finance Report:

Mr. Booker and Mr. Patterson reviewed the June 30<sup>th</sup> finances.

The RBC and Wells Fargo Reserve accounts were reviewed.

The Aged Receivable report was reviewed.

The 2024 Tax returns were reviewed.

### Manager's Report:

The 2025 Project List was reviewed.

It was noted that Mr. Cross retired, so he is not able to inspect the Underdrain Systems. It was noted that no map was found of the locations of each system. Mrs. Grove-Reiland and reach out to Mr. Cross to see if he has any maps.

The monthly Activity Report was reviewed.

The 2025 Reserve Projection spreadsheet was reviewed.

### **Old Business:**

A bid was reviewed from Kiowa Engineering to inspect the seventeen (17) private drainageways in the community. After a discussion, a motion was made to approve the bid, which carried 4-0 in favor.

Mr. Patterson reviewed a bid to rebuild two (2) stone mailbox enclosures, which were removed for the USPS to replace their MBU units [\$6.5k each]. The USPS provided specifications for allowing more room to make future removal of an MBU unit easier, without removal of the stone surround (Rita Minnard, USPS Growth Coordinator – 719-570-5592).

Options will be sought for using a synthetic stone versus real stone.

### **New Business:**

Documentation from the June 24<sup>th</sup> City Council meeting from Mr. Gruen, with Urban Strategies, regarding the Fishers Canyon Open Space was reviewed. This topic relates to having the City Council ensure the Parks Department follows the proper procedures for rezoning of the development prior to any new construction, noting that a City park is not a permitted use in this PDZ zone, which was approved for 70 single-family homes.

The rezoning process requires that most of the neighborhoods' concerns will be addressed in a manner that they were not during the Plan approval process (with TOPS Working Committee and the Parks Advisory Board). Mr. Booker will continue to determine which City agency will handle this matter, and has not yet received a reply from Mr. Dietemeyer regarding a meeting.

It was also noted that representatives from the Broadmoor Resort Community Association, a neighboring development, are interested in forming a "group" to work with the City on these matters (Dave Zelenok [non-Spires HOA owner on Ellsworth] and Craig Adams, BRCA).

There was a discussion on the number of ACC members, currently at four (4) from seven (7), and the Covenants only allow up to three (3). It was noted that Mrs. Tracy volunteered to step down, and her resignation was accepted with many thanks for her years of service to the community.

The next Board meeting will be held on August 28<sup>th</sup> at 1:00 PM at Fire Station 16.

There being no further business, the meeting was adjourned at 2:11 PM.



Derek Patterson  
Property Manager