

The Spires Drainage Homeowners Association, Inc.

Board Meeting Minutes

Location: Fire Station 16

July 22nd, 2026 (moved 1 day early)

Mrs. 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
Excused Absence: Jenny Nihill	Director at Large

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

Owner's Forum / Hearings:

There were no hearings.

President's Report:

CSU is doing work on power poles near the community, and their open forum public meeting will be held in August; an email notice will be issued to the members.

Meeting Minutes:

The June Board meeting minutes were approved as submitted.

Finance Report:

Mr. Booker and Mr. Patterson reviewed the June 30th finances. The Income Statement and Cash Disbursement reports were reviewed.

The RBC and Wells Fargo Reserve accounts were reviewed.

The Flagstar Bank CD that expired will be reinvested for a 1-year term at 4.10%.

The Aged Receivable report was reviewed (\$1.1k owed).

Manager's Report:

The 2026 Project List was reviewed.

The native mowing was completed, and the street sign/pole painting will be finished this week.

The monthly Activity Report was reviewed.

Old Business:

It was agreed to issue an email notice regarding HB 25-1182 and HB 25-1032, as both are associated with Wildfire Risk and Reinsurance & Home Hardening.

The 2026 CSFD Wildfire Hazards & Risk Rating Report “map” was reviewed. This map will also be included in the email notice along with a fall chipping reminder.

Mr. David Dietemeyer, Parks, Recreation & Cultural Services Senior Program Administrator, stated the Site Survey and Design is being updated for the FCOS, and they will soon start the work for drainage and geologic studies.

A new draft rule for outdoor fire pits and fireplaces was reviewed; more work is necessary.

The current language regarding native mowing on a lot and along the street was reviewed; more work is necessary.

Two (2) new draft bullets for defining commercial vehicles and providing details for what vehicles are allowed in the community were reviewed. More work is necessary.

New Business:

There was a discussion regarding committee members and if they should physically reside in the community while serving on an active committee. It was noted that Mrs. Sorby moved out of state. A motion was made to remove her, with thanks for her many years of service on the ACC. Mr. Hoag was appointed to fill the vacancy for the rest of this year.

The results of the CSU open records request (when all 72 fire hydrants in the HOA were last tested) were reviewed. No further action will be taken.

The legal opinion on the Association drainage easements that run through the community was reviewed, noting the area at 391 Irvington Court. It was noted that this home (lot 28) was not shown in the original plat as being an HOA drainage easement, and the Association has no obligation to repair any underground drainage structure, sod, landscaping, or vegetation on the lot. It was further noted that the HOA can't vacate the easement and any owner can make changes to the surface of the property as long as those changes do not unreasonably interfere with the easement's intended use or damage any improvements the easement is intended to protect.

There are some drought-stressed pine trees in the Buttermere/Paisley Tract. A bid was reviewed for supplemental watering on twelve (12) trees, with seven occurrences. After a discussion, a motion was made to approve the bid and budget new funds for the 2027 Budget for this type of watering and deep root fertilization. The motion carried 4-0 in favor.

The next meeting will be on August 27th, 2026, at 1 PM at Fire Station 16.

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



Derek Patterson
Property Manager