

The Spires Drainage Homeowners Association, Inc.

Board Meeting Minutes **Location: Fire Station 16** **August 28th, 2025**

Mrs. Grove-Reiland called the meeting of The Spires Drainage Homeowners Association to order at 1:01 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 July 24th Board meeting minutes were approved as submitted.

President's Report:

Mrs. Grove-Reiland provided updates on the meeting with the Broadmoor Resort Community and an owner meeting with Brandy Williams, District 3 - City Council Member. It is still unknown when the Planning Department will review the Fisher Canyon Open Space plan.

Finance Report:

Mr. Booker and Mr. Patterson reviewed the July 31st finances.

The RBC and Wells Fargo Reserve accounts were reviewed.

The Aged Receivable report was reviewed.

Manager's Report:

The 2025 Project List was reviewed.

It was noted that no maps could be found of the underdrain system in the community (for each home). Mr. Cross will be asked if he can make a map of where he knew there were drains.

The monthly Activity Report was reviewed.

The 2025 Reserve Projection spreadsheet was reviewed.

There was a discussion on the stone mailbox surrounds, and Mr. Patterson reviewed pricing for two (2) different construction methods (plywood and stone block), both using cultured stone with a new design specification to allow future MBU removal without removing the stones. A final count of all mailbox locations will be conducted, noting their size, which will help finalize the reserve funding number. Pricing ranged from \$3.5k to \$6.5k per surround.

Old Business:

A notice from the IRS was received regarding a credit balance, which will be used to pay towards the 2025 investment income.

Mr. Patterson reviewed a draft ACC Charter. Updates were noted, and the final draft will be approved in September after it is submitted to the Committee for input.

It was noted that Mrs. Tracy, an ACC member, volunteered to leave the ACC so that the number of members could be set at three (3) to comply with the Covenants. Mr. Jacobs, an ACC member, noted that he would resign from the Committee, and Mrs. Tracy would remain.

New Business:

The draft 2026 Budget was reviewed, which was balanced. It was agreed to fund the Operating Contingency with the surplus from the former specialty flood policy, which is no longer available or needed after donating the two (2) Debris Flow Basins to the City. Other line items were reviewed, and a question-and-answer period followed. A motion was made to approve the Budget, which carried 4-0 in favor.

The draft 2026 Snow Removal contract was reviewed. A motion was made to approve the contract, which carried 4-0 in favor.

Mr. Patterson informed the Board that he would be leaving RowCal later this fall. The Board discussed options for continuing with RowCal or considering other vendors, and it was noted that the Board would entertain a contract from another vendor.

The next Board meeting will be held on September 25th at 1:00 PM at Fire Station 16.

The owners of 6205 Colfax Terrace submitted another rear-yard dog run application, noting they wished to be granted a variance on the size of 500 square feet. The variance would be approximately 541 square feet more. The ACC previously denied this request. The owner's design plan was reviewed, and a question-and-answer period followed. A motion was made to deny the variance and reiterate that the total size of the run is limited to 500 square feet. It was noted that the owners might consider landscaping the area under the deck, which would allow the fence size to be reduced. The motion carried 4-0 in favor.

There being no further business, the meeting was adjourned at 2:40 PM.



Derek Patterson
Property Manager