

The Spires Drainage Homeowners Association, Inc.

Board Meeting Minutes

Location: 6055 Buttermere Drive

August 27th, 2026

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
Jenny Nihill	Director at Large
Derek Patterson	Property Manager

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

Owner's Forum / Hearings:

Mr. Ryan was present to discuss ACC issues relating to home and landscaping submittals, the neighbor acknowledgement processes, general project completion timelines, etc. It was noted that some owners have begun construction or completed a project without submitting a request and receiving approval.

President's Report:

It was noted that there are no new updates from Mr. Kevin Walker (City Planning Director) regarding Fishers Canyon Open Space (FCOS).

Meeting Minutes:

The July Board meeting minutes were approved as submitted.

Finance Report:

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

The RBC and Wells Fargo Reserve accounts were reviewed. The \$220k CD will be transferred to the Operating MM Savings account upon expiration.

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

Manager's Report:

The 2026 Project List was reviewed.

The monthly Activity Report was reviewed.

Old Business:

There was a discussion about whether a rule needs to be created for propane grills, smokers, hybrid grills, charcoal grills, etc. It was agreed that a new rule is not necessary.

There was no new update from Mr. David Dietemeyer, Parks, Recreation & Cultural Services Senior Program Administrator, regarding the Site Survey and Design updates for FCOS, and work should start soon on drainage and geologic studies.

The second draft rules update for native mowing on a lot and along the street was reviewed. A motion was made to approve the new draft which carried 5-0 in favor.

The second draft of the new rule for Outdoor Fire Pits / Fireplaces was discussed. Changes were noted for review next month.

The second draft of the new rule for commercial vehicles and providing details for what vehicles are allowed in the community were reviewed. Changes were noted for review next month.

New Business:

The draft 2027 Budget was reviewed, which was balanced. All line items were reviewed, and a question-and-answer period followed. A motion was made to approve the Budget, which carried 5-0 in favor. It was noted that a second community inspection will be conducted next year to review all ACC approved projects and to hopefully identify any unapproved work taking place promptly.

A refund from the IRS was received for the 2024 tax year (\$5,139.36), noting that the vendor used for that return used the 1120H form and the 1120 form would have reduced the tax liability.

New stop/street sign poles were ordered (black in color, 12' in length, fluted and 3" OD) (Sales@CPSSigns.com) 800-367-1492.

Information was reviewed on House Bill 22-1355, which shifts the cost of residential recycling from the residents to the producers of the paper and packaging materials sold in Colorado. Apex Waste will review our account once the "EPR" funding becomes available and notify us of any billing adjustments.

The Annual Meeting was discussed, and Mr. Booker agreed to run for another term in January.

The next meeting will be on September 24th, 2026, at 1 PM at Fire Station 16.

There being no further business, the meeting was adjourned at 3:50 PM.



Derek Patterson
Property Manager