

# The Spires Drainage Homeowners Association, Inc.

## Board Meeting Minutes

**Location: Telecommunication by Zoom**

**April 22<sup>nd</sup>, 2021**

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Mr. Marvin called the meeting of The Spires Drainage Homeowners Association to order at 1:04 p.m. Present were:

John Marvin	President
Michelle Grove-Reiland	Vice President
Olivier Postel	Secretary
Kevin Hoag	Director at Large
Derek Patterson	Z&R Property Management
Absent: Brandon Dwyer	Treasurer

Mr. Patterson emailed the Board packet before the meeting.

### **Owner's Forum / Hearings:**

None.

### **Meeting Minutes:**

The January Annual meeting minutes were reviewed with no changes, and the January Board meeting minutes were approved as submitted.

### **Finance Report:**

The total assets as of March 31<sup>st</sup> are \$668,420.93 with \$531,054.33 in Reserves. The Association was \$218.00 over budget on Operating Expenses for the year. The Income and Expense Comparative was reviewed. It was further noted that the number of new trash service starts will exceed the estimate used for the 2021 budget (210 vs. 236 currently).

The Aged Receivable report was reviewed.

### **Manager's Report:**

The 2020-2021 Project List was reviewed.

The monthly Activity Report was reviewed.

The 2020 Reserve Projection spreadsheet was reviewed.

## **Old / New Business:**

Mr. Patterson briefed the Board on five new volunteers who wished to serve on the ACC. It was agreed that only one member per household could serve. With these volunteers, this would make the ACC at seven members. All volunteers were appointed (Mr. Harris, Mrs. Tracy, Mr. Cordovano, Mrs. Sorby, and Mr. Simon).

Mr. Cordovano was present to discuss a request to install five pet bag stations throughout the community. He would sponsor (bag stocking, emptying if a can is present), and he would add a sign for his Realtor business. A draft sign will be submitted for review. Estimated pricing is around \$2k for five stations.

An email from the owners of 735 Paisley Drive was reviewed, and their three suggestions were considered.

Mr. Marvin and Mr. Patterson briefed the Board on a neighboring property (parcel 750000284) at the end of Wellfleet Street, which is for sale, and the City Park and Recreation Department is considering purchasing the property for open space [344.92 acres]; which also surrounds each of the two Debris Flow Basins. The City has been contacted and informed of the Association's basin assets, access easement, parking, and access issues, etc. Numerous questions and concerns were discussed, and it was noted the City could possibly take over the ownership/maintenance of the basins. Mr. Patterson will inquire if this is possible and what may be involved. It was noted there is an agreement in place with this property which states upon sale, the original developer of the two basins is to be reimbursed for those costs, and it was understood the City is aware of this provision. Mr. Marvin will be the primary contact with the City going forward.

The May 3<sup>rd</sup> bag collection event has good participation so far, and this will be the first year of the shared cost.

A request for soffit lighting at 327 Irvington Court (sent from the ACC for the Board to review) could not be reviewed due to time constraints and was moved to the June meeting.

The next meeting is set for June 24<sup>th</sup> at 1 p.m.

There being no further business, the meeting was adjourned at 2:05 p.m.



Derek Patterson  
Property Manager