

The Spires Drainage Homeowners Association, Inc.

Board Meeting Minutes

Location: Telecommunication by Zoom

April 27, 2022

Mr. Marvin called the meeting of The Spires Drainage Homeowners Association to order at 1:16 p.m. Present were:

John Marvin	President
Olivier Postel	Secretary
Wayne Booker	Treasurer
Kevin Hoag	Director at Large
Derek Patterson	Z&R Property Management
Excused Absence: Michelle Grove-Reiland	Vice President

Mr. Patterson emailed a 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 31st are \$703,758.49 with \$537,455.12 in Reserves. The Association was \$12,620.35 under budget on Operating Expenses for the year. The Income Statement and Cash Disbursement reports were reviewed. It was noted that the number of homes participating in the Association trash service is 267.

Mr. Booker and Mr. Patterson briefed the Board on recent CD's that were purchased over the winter.

The Aged Receivable report was reviewed.

Manager's Report:

The 2022-2023 Project List was reviewed.

The monthly Activity Report was reviewed.

The 2022 Reserve Projection spreadsheet was reviewed.

Old / New Business:

There was continued discussion on the USPS MBU ownership issue from this winter. It was noted the USPS did replace the “damaged beyond repair” unit on Paisley Drive and after several months, they also replaced master locks on numerous other MBU’s in the community and on-site delivery was restored. It was noted the USPS is telling its customers that many of the delivery issues are the Association’s fault, where the Association has nothing to do with any of the MBU’s in the community, nor the master locks nor individual locks.

It was reiterated that the Association is not taking over ownership or maintenance responsibilities for all of the MBU’s in the community, an estimated cost of \$190k, and that is outside the costs of individual lock issues, rekeying, repairs, etc.

An email from the Association’s attorney dated February 28 was reviewed and it was unanimously agreed to have them pursue the Freedom of Information request and also obtain all original City development records relating to the mailboxes in the community.

There was discussion on possibly painting the stormwater inlets and all fire hydrants (72) in the community as CSU stated they are not able to perform that service. Bids will be sought.

Mr. Postel notified the Board that he is submitting his resignation from the Board as he is selling his home soon. His resignation was accepted, and he was thanked for his time and service to the community.

The next meeting is set for June 23rd at 1 p.m.

There being no further business, the meeting was adjourned at 1:48 p.m.



Derek Patterson
Property Manager