

The Spires Drainage Homeowners Association, Inc.

Special Board Meeting Minutes Location: Telecommunication by Zoom April 24th, 2025

Mrs. Grove-Reiland called the meeting of The Spires Drainage Homeowners Association to order at 1:05 PM. Present were:

Michelle Grove-Reiland	President
John Hamilton	Vice President
Kevin Hoag	Secretary
Wayne Booker	Treasurer
David Goddard	Director at Large
Derek Patterson	Property Manager

Mr. Patterson emailed the Board packet before the meeting.

Owner's Forum / Hearings:

There were no hearings, no owners were present at the Zoom meeting, nor were any requests submitted by email.

Meeting Minutes:

The January 23rd Board meeting minutes were approved as submitted. The Annual & Budget meeting minutes were reviewed with no changes. The Organizational Meeting minutes were approved as submitted.

Finance Report:

Mr. Booker and Mr. Patterson reviewed the March 31st finances. The Income Statement was under budget by \$7,562.17 for the year. Two (2) new operating CDs will be created to invest cash short-term and, upon expiration, will be used to fund the remaining budget for this year. Mr. Patterson and Mr. Booker have been inquiring if there are options to reduce the taxable income for the Association.

The RBC and Wells Fargo Reserve accounts were reviewed.

It was agreed the April 17th CD that expired will be invested in a new 1-year term.

The Aged Receivable report was reviewed.

Manager's Report:

The 2025 Project List was reviewed.

The monthly Activity Report was reviewed.

The 2025 Reserve Projection spreadsheet was updated, removing the Debris Flow Basins (DFBs).

It was agreed upon that an estimate should be obtained to inspect all drainage channels.

Old Business:

A request was reviewed to have a member of the ACC removed. Discussion followed, and it was noted the Covenants provide for a 3-member ACC, and there are currently 4 members. Mr. Patterson will speak with other members to see if they support or have other details on the removal request and if anyone wishes to volunteer to step down from the committee.

A previous Action Taken Without a Meeting email vote did not successfully pass. The request was brought to the next Board meeting for the Board to consider providing financial support for the Fishers Canyon resident group at \$1,500.00. Discussion followed. A motion was made to support the resident group, which was seconded, but the motion failed 2-3 in favor.

New Business:

A request was reviewed for an owner who installed artificial turf along the street versus the rear yard without ACC review or approval. The Rules were reviewed. Discussion followed. A motion was made to deny the owner's request to keep the turf installed, which carried 5-0 in favor.

A request was reviewed for an owner who installed soffit lighting on their home without ACC review or approval. The Rules were reviewed. Discussion followed. A motion was made to allow the lighting to be kept on the home but only used with conditions (as noted for a previous home) with the same lighting system. The motion carried 5-0 in favor. It was further agreed to add a specific bullet to the Rules regarding these lighting systems, noting they are not allowed.

A request was reviewed for an owner who installed string lighting in their home without ACC review or approval. The Rules were reviewed. Discussion followed. A motion was made to deny this type of lighting, noting they are only allowed for the timelines noted in the Rules. The motion carried 5-0 in favor.

Mr. Patterson reviewed the process to request more speed limit signs from the City through the Neighborhood Traffic Management Plan (GoCOS!). It was noted that more signs are needed on Buttermere Street.

Mr. Goddard was excused from the meeting.

Mr. Patterson reviewed a rule update for dog runs, noting that the total square footage is still 500, but the enclosed area includes landscaped areas and any hardscape items, such as decks, patios, sidewalks, etc.

The draft Spring Newsletter was reviewed, and changes were noted.

Mr. Patterson will inquire if Fire Station 16 can be booked for future Board meetings.

The next Board meeting will be June 26th at 1 PM at Fire Station 16.

There being no further business, the meeting was adjourned at 2:45 PM.



Derek Patterson
Property Manager