

The Spires Drainage Homeowners Association, Inc.

Board Meeting Minutes

Location: Telecommunication due to COVID-19 Safer at Home Order

June 18, 2020

Mrs. Grove-Reiland called the meeting of The Spires Drainage Homeowners Association to order at 1:00 p.m. Present were:

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

Owner's Forum / Hearings:

There were no Hearings.

Meeting Minutes:

The May meeting minutes were approved as submitted.

Finance Report:

The total assets as of May 31st are \$631,071.74 with \$520,384.85 in Reserves. The Association was \$1,731.00 over budget on Operating Expenses. The Income and Expense Comparative was reviewed. Due to the low investment rate on CD's, two recently expired accounts were left in the Cash Accounts at Wells Fargo Bank and RBC Wealth Management.

The Aged Receivable report was reviewed. The owners of 740 Paisley Drive submitted a request to have late fees, interest and legal fees removed from the 2020 billing cycle. Correspondence was reviewed. A motion was made to remove the late fee and interest only, which carried 4-0 in favor. The legal fees will need to be paid by the owners.

Manager's Report:

The 2020-2021 Project List was reviewed. The May bag collection event was the largest attended event in the last 5-years.

The monthly Activity Report was reviewed. The new owner of 570 Paisley Drive stated he was unaware the home was in an HOA and his title commitment didn't show anything recorded against the home. A check of the Clerk & Recorder's office showed numerous documents but not the original Covenants from 1997, more research will be conducted.

The 2020 Reserve Projection spread sheet was reviewed.

Old / New Business:

The owner of 460 Paisley Drive submitted a request to have the trash fee and resulting late fees, interest and legal fees removed from the 2020 billing cycle. The owner did confirm that she wanted to join but was uncertain as to when the transition would occur. Correspondence was reviewed. A motion was made to remove the trash fee, late fees, interest, and legal fee, which carried 4-0 in favor.

The owners of 6290 Colfax Terrace submitted a concern about standing water in the private drainage area on their lot. The maintenance responsibilities were reviewed, and it was noted that standing water is present in many of the 17 drainage areas. Mr. Hoag volunteered to go and remedy the standing water.

Mr. Chaplin, representing an adjacent Association to the Spires inquired if they could join the yearly bag collection events. Correspondence was reviewed. A motion was made to deny the request but provide contractor details so they can participate during the same event dates if they wish. The motion carried 4-0 in favor.

The response letters were reviewed for the landscaping approval for 340 Ellsworth Street and the stop work notice for 720 Paisley Drive. Mr. Patterson provided updates from the owners at 720 Paisley Drive acknowledging they are working to obtain/submit the necessary permits/documents to begin construction work again.

The fire station community meeting rooms are closed to the public for the remainder of the year. It was agreed to hold future meetings by Zoom and if a Hearing needs to be called, an alternate in person meeting room will be sought.

Mr. Postel stated that Mr. Jacobsen may have questions regarding the swimming pool fence approval and his concern about not understanding what he originally reviewed and approved; which resulted in the email stating he rescinded his approval vote. It was agreed to invite Mr. Jacobsen to a Zoom meeting to discuss any concerns he has.

The next meeting is set for July 16th at 1 p.m.

There being no further business, the meeting was adjourned at 2:29 p.m.



Derek Patterson
Property Manager