

# The Spires Drainage Homeowners Association, Inc.

## Board Meeting Minutes

**Location: Telecommunication by Zoom**

**June 23, 2022**

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Mrs. Grove-Reiland called the meeting of The Spires Drainage Homeowners Association to order at 1:02 p.m. Present were:

John Marvin	President
Michelle Grove-Reiland	Vice President
Sperry Redd	Secretary
Wayne Booker	Treasurer
Kevin Hoag	Director at Large
Derek Patterson	Z&R Property Management

Mr. Patterson emailed a Board packet before the meeting.

The Board of Directors and Mr. Patterson introduced themselves to Mr. Redd, recently appointed to fill a vacated term. Mr. Redd agreed to serve the position of Secretary until the January Annual meeting.

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

None.

### **Meeting Minutes:**

The April meeting minutes were approved as submitted.

In May, an email vote was taken to appoint Mr. Redd to the Board, which carried 4-0 in favor.

### **Finance Report:**

The total assets as of May 31<sup>st</sup> are \$684,059.71 with \$536,568.51 in Reserves. The Association was \$23,821.61 under budget on Operating Expenses for the year. It was noted that \$31.7k had been allocated for insurance if coverage can be found for the catastrophic loss policy for each debris flow basin. The Income Statement and Cash Disbursement reports were reviewed.

A CD has expired, and a new CD will be sought for 1 year.

The Aged Receivable report was reviewed. It was noted that homes who have not paid the yearly trash fee would be given one more notice, and the toters will be picked up if payment is not received in a timely manner.

Mr. Marvin joined the meeting.

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

The 2022-2023 Project List was reviewed.

It was noted that 27 homes participated in the April bag collection event, and the cost totaled \$2,995.89; with the Association portion being paid, that leaves a total of \$9.10 that will be billed to each home individually.

The monthly Activity Report was reviewed.

The 2022 Reserve Projection spreadsheet was reviewed.

**Old / New Business:**

The Association's law firm has submitted the requests for documentation regarding the original installation of mailboxes in the community (Freedom of Information request and obtaining all original City development records relating to the mailboxes in the community).

Bids were reviewed for painting the 33 City stormwater drain inlets and 72 CSU fire hydrants. It was noted that these two projects would be nice to have completed, but they are non-Association-owned assets, and the costs are too excessive to consider at this time.

Mr. Marvin reported that the sale of the land along the western border of The Spires had been completed (April) and is owned by the City of Colorado Springs. Now two parcels make up the original section of land: 1) 86.56 acres that border the HOA and 2) 258.36 acres that are further west. City representatives have not yet determined their plans for these parcels, nor have any dates been set for any public comment/meetings. It was noted that the City is planning to do more wildfire mitigation in this area through a joint grant-funded project.

There was a discussion on the City Fire Department approved list of recommended trees, shrubs, and plants that are more fire-resistant as updated by them in February 2022. It was noted this document would be used for educational and design assistance for owners conducting landscaping rejuvenation projects for items to plant within 15' of a structure.

There was a recent report of mail being stopped at an MBU on Buttermere Street (notice says the master lock is damaged – mail held at the 8<sup>th</sup> Street location, and a work order has been issued for repair by the USPS). A request for more information was issued to the USPS on June 14<sup>th</sup>, and as of the meeting, there has been no reply from the two persons contacted. If we can identify what homes are in that MBU, we will notify those residents as a courtesy.

There was discussion about posts on social media regarding possibly hiring security for the community to try and help deter mail theft/vandalism. A request for additional patrols will be made to the PD/Crime Prevention Office. The cost of one extra duty police patrol is roughly \$175.00 for a 3-hour patrol [2 hours on site].

The next meeting is set for July 28 at 1 p.m.

There being no further business, the meeting was adjourned at 2:08 p.m.



Derek Patterson  
Property Manager