

# The Spires Drainage Homeowners Association, Inc.

## Board Meeting Minutes

Location: Telecommunication by Zoom

June 22, 2023

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Mrs. Grove-Reiland called the meeting of The Spires Drainage Homeowners Association to order at 1:08 p.m.

Present were:

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

Mr. Patterson emailed the Board a business packet before the meeting.

### Owner's Forum / Hearings:

No Hearings and no owners were present at the Zoom meeting, nor were any requests submitted by email.

### Meeting Minutes:

The April Board meeting minutes were approved as submitted.

An ATWAM email vote was taken on 5-3-23 to approve the management contract with RowCal, which was 5-0 in favor.

### Finance Report:

Mr. Patterson and Mr. Booker reviewed the finances. The March finances still need some adjustments, and the April 30<sup>th</sup> and May 31<sup>st</sup> finances were reviewed. The total assets as of April 30<sup>th</sup> are \$605,267.93 with \$519,093.20 in Reserves. The total assets as of May 31<sup>st</sup> are \$593,341.30 with \$519,135.07 in Reserves.

The RBC and Wells Fargo Reserve investment accounts were reviewed. It was noted the Valley National CD, once it expires, will be moved back to Cash to pay expenses for the remainder of the year.

The Aged Receivable report was reviewed (6 homes have a balance due).

### Manager's Report:

The 2023 Project List was reviewed.

The yearly Debris Flow Basin state inspection was conducted, and numerous new items need to be completed (which were not known previously). Mr. Patterson is working on a bid. New signs have been made and will be installed soon.

The monthly Activity Report was reviewed.

The 2023 Reserve Projection spreadsheet was reviewed.

**Old / New Business:**

The Association received a legal opinion on which owner has ownership/responsibility for a fallen tree onto another owner's lot. It was noted that the owner's responsible for where the tree is located.

There was a discussion on a revised RowCal Exhibit A: Services Addendum, issued by email in early June. There is a change in some of the fees under Administrative Services and a new fee schedule for Covenant Enforcement Services (bill back to the violating owner). Discussion followed. It was noted that the RC is looking into this fee and will report back if it will be imposed. Depending on that outcome, Mr. Patterson was instructed to obtain a legal opinion if the fee remains.

The Debris Flow Basin state reports were reviewed. Mr. Patterson purchased five new padlocks to update the entry chain and lock the lids to all four inclinometers.

The August Board meeting was moved to August 31<sup>st</sup>, 2023.

There being no further business, the meeting was adjourned at 2:04 p.m.



Derek Patterson  
Property Manager