

The Spires Drainage Homeowners Association, Inc.

Special Board Meeting Minutes

Location: Fire Station 16

June 26th, 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
Derek Patterson	Property Manager
Absent: David Goddard	Director at Large

Mr. Patterson emailed the Board packet before the meeting.

Owner's Forum / Hearings:

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

Meeting Minutes:

The April 24th Board meeting minutes were approved as submitted. The minutes of the June 9th, June 13th, and June 16th Special Board meetings were approved as submitted.

Finance Report:

Mr. Booker and Mr. Patterson reviewed the May 31st finances. It was noted that \$35k will be transferred from the Cash Savings #6786 to Cash Operating #5787 to pay for Fishers Canyon Open Space (FCOS) consultants.

The RBC and Wells Fargo Reserve accounts were reviewed.

The Aged Receivable report was reviewed. There was a discussion on (COSTSSDE172) and their account. A motion was made to halt any new collection actions and to see if the home sells, which would clear the debt. The motion carried 4-0 in favor.

Manager's Report:

The 2025 Project List was reviewed.

It was noted to inquire about finding a vendor to inspect the underdrains in the community, making this a possible event every other year.

The monthly Activity Report was reviewed.

It was noted that 550 Paisley Drive has a soft-mounted lighting system, which is not allowed. A notice will be issued stating that they can keep the system, but it must be used in compliance with the holiday lighting guidelines.

The 2025 Reserve Projection spreadsheet was reviewed.

Old Business:

The ACC submittal forms were reviewed, which had some minor updates to the “Note” bullet on each form. A motion was made to approve the updates, which carried 4-0 in favor.

Owner feedback was reviewed, soliciting individual insurance experiences, whether positive or negative. Many owners are experiencing cancellations or significant increases. It was agreed to obtain the names of all vendors that provide coverage in the community and email them to the members.

A request was made to install a new pet station on Broadmoor Bluffs Drive, in the east area, on the bordering vacant land. It was noted that the Association is not allowed to install it on this land, but could install one on an individual lot with permission.

A request was made to the City’s Traffic Engineering department to have speed limit signs installed on Buttermere Drive (#16867628). The request was not responded to after the initial reply; Mr. Patterson will inquire for an update.

New Business:

The law firm submitted a price to create an ACC Charter, which the Board could then customize to suit its needs. A motion was made to approve the bid, which carried 4-0 in favor.

It was noted that Mr. Cross retired, so Mr. Patterson will inquire with Kiowa Engineering to perform an inspection of all 17 Private Drainageways.

A mailbox on Gladstone was vandalized. The USPS has requested that the stone surround be removed so they can replace it; work is currently underway. There was a discussion about developing a new standard for the stone surround, which would enable future maintenance to be done more easily. Mr. Patterson will inquire with the USPS for their assistance.

A draft of the updated Collection Policy was reviewed, noting the required changes to comply with HB25-1043. A few changes were noted in the policy and the Foreclosure Resolution. A motion was made to approve the policy with corrections, which carried 4-0 in favor.

There was a discussion about the FCOS status and information from Urban Strategies for hiring expert consultants to present on the Association’s behalf to the City Council. The budget is \$9,250.00 for four (4) consultants. A motion was made to approve the fees, which carried 4-0 in favor.

The next Board meeting will be held on July 24th at 1:00 PM at Fire Station 16.

There being no further business, the meeting was adjourned at 2:48 PM.



Derek Patterson
Property Manager