

# The Spires Drainage Homeowners Association, Inc.

## Board Meeting Minutes

Location: Telecommunication by Zoom

July 28, 2022

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Mr. Marvin called the meeting of The Spires Drainage Homeowners Association to order at 1:05 p.m.  
Present were:

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

Mr. Patterson emailed a Board packet before the meeting.

### Owner's Forum / Hearings:

None.

### Meeting Minutes:

The June meeting minutes were approved as submitted.

### Finance Report:

The total assets as of June 30<sup>th</sup> are \$667,331.39 with \$537,331.33 in Reserves. The Association was \$16,846.34 under budget on Operating Expenses for the year. The Income Statement and Cash Disbursement reports were reviewed.

The Reserve investment spreadsheet was reviewed.

The Aged Receivable report was reviewed. A request was made to have \$30.25 reimbursed for a late fee/interest posting for a vacant lot. Discussion followed. A motion was made to credit the fees to the owner (already paid), which carried 3-0 in favor.

The 2021 Audit engagement letter was signed.

### Manager's Report:

The 2022-2023 Project List was reviewed.

The monthly Activity Report was reviewed.

The 2022 Reserve Projection spreadsheet was reviewed.

**Old / New Business:**

Mr. Patterson reviewed a neighborhood crime report (myneighborhoodupdate.net) which shows what police activity occurred during the last month, and also provided information from Officer W. Wilkerson, the Crime Prevention Officer for the community.

With the recent passing of House Bill 22-1137, there was discussion on what changes will need to be made to several of the current Association policies, as detailed by Altitude Law. A motion was made to have Altitude Law perform the updates, which carried 3-0 in favor.

Z&R also submitted updates to their contract regarding this law, new legal content, and additional disclosures for the latest fees to comply with the guidelines. Discussion followed. A motion was made to approve the contract, which carried 3-0 in favor. Mr. Marvin will sign the contract electronically.

The next meeting is set for August 25 at 1 p.m.

There being no further business, the meeting was adjourned at 1:48 p.m.



Derek Patterson  
Property Manager