

The Spires Drainage Homeowners Association, Inc.

Board Meeting Minutes

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

August 20, 2020

Mr. Marvin called the meeting of The Spires Drainage Homeowners Association to order at 1:00 p.m. Present were:

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

Owner's Forum / Hearings:

There were no Hearings.

The owners of 6085 Buttermere Drive submitted a request to keep a "In this house, we believe ..." sign in their front yard, which was recently relocated from the curb further into the front yard. It was noted there are two of these signs in the community and discussion followed with a review of the sign guidelines, political signs, etc., and if these signs and other similar temporary plastic signs impacted the character of the community. It was agreed to allow the sign on a temporary basis and monitor the community for other types of signage.

Meeting Minutes:

The July meeting minutes were approved as submitted.

Finance Report:

The total assets as of June 30th are \$588,338.28 with \$521,568.13 in Reserves. The Association was \$601.00 over budget on Operating Expenses (knowing a \$2.5k expense from 2019 was paid in 2020). The Income and Expense Comparative report was reviewed.

The Aged Receivable report was reviewed. It was noted there are three past due accounts which all have current legal action, but no further collection efforts will be taken past the 1st Notice, Demand Letter and Lien process.

Mr. Booker and Mr. Patterson reviewed the 2021 draft budget, which was balanced with the dues at \$300/year. It was noted the income is fixed per the Covenants which could become a problem in the future as operating expenses continue to increase. Numerous line items were reviewed focusing on what expenses were changed for next year. The four Insurance policies make up the largest expenditure for the year. A question and answer period followed. After discussion, a motion was made to approve the budget with the dues at \$300 which carried 4-0.

Manager's Report:

The 2020-2021 Project List was reviewed.

The Debris Flow Basins state inspection is in September.

The monthly Activity Report was reviewed.

The 2020 Reserve Projection spread sheet was reviewed.

Old / New Business:

The owners of 6065 Buttermere Street responded to a request to discuss possible screening/shielding options for the side of the home (to screen the unapproved dog run) installed by the previous owner. Options were discussed and it was agreed to inquire if the owners would install 2-3 bushes or a single Evergreen tree in the area between the street and the run.

The owners of 720 Paisley Drive were asked to discuss possible rear pool fence reduction options and to verify the total square footage of the fenced in area. The owners responded stating they received prior Association approval and the size was not provided. It was noted at the meeting that Regional Building Department has issued approval for the pool and hot tub.

Ms. Brebach, ACC member submitted her resignation in late July but later submitted a request to join the Committee. A motion was made to appoint her which carried 4-0.

The Board reviewed 5 new ACC submittal forms (Painting, Landscaping Changes / Updating, Play & Sports Equipment, Yard & Lawn Ornaments, Hot Tub, Gazebos, Pergola, Other and New Home Construction.

It was noted the Rules need to be further clarified to help make the submittal process easier ... so owners better understand what items they need to submit a request for. The forms were approved for use (but placed on hold) and the Board will continue working on determining which type of requests will use the Neighbor Acknowledgment process as a condition of the request.

The last meeting for the year will be September 17th at 1 p.m. and depending on COVID-19 restrictions, the Annual meeting will still be held in mid-January, either in person or by telecommunication.

There being no further business, the meeting was adjourned at 2:28 p.m.



Derek Patterson
Property Manager