

# The Spires Drainage Homeowners Association, Inc.

## Board Meeting Minutes

**Location: Telecommunication by Zoom**

**August 26, 2021**

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Mr. Marvin 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
Olivier Postel	Secretary
Kevin Hoag	Director at Large
Derek Patterson	Z&R Property Management
Absent: Brandon Dwyer	Treasurer

Mr. Patterson emailed the Board packet before the meeting.

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

The owner of 735 Paisley Drive was present and submitted a request to have the sponsorship signs removed from the three new pet stations. Discussion followed. It was agreed to leave the signs as originally installed and monitor the community feedback for 90-days.

A hearing was held for 327 Irvington Court to consider an initial \$100.00 assessment fine and other enforcement actions for not complying with a Board directive regarding an unapproved soffit lighting system installed. The owner did respond by email. A motion was made to place the fine in abeyance and reiterate that the system is not allowed to be used daily and is only permitted for the holiday season from November 15 to January 15 each year. The lights must be turned off each day by midnight. The motion carried 4-0 in favor.

### **Meeting Minutes:**

The July Board meeting minutes were approved as submitted.

### **Finance Report:**

The total assets as of July 31<sup>st</sup> are \$635,831.91 with \$531,465.14 in Reserves. The Association was \$28,021 under budget on Operating Expenses for the year. \* Note: The catastrophic flood insurance policy was not renewed in June, and efforts to obtain a new policy have been unsuccessful.

The Income and Expense Comparative was reviewed.

The Aged Receivable report was reviewed. Reminders have been issued to those owners who have not yet paid the May bag collection fee of \$39.37 (which was due August 1<sup>st</sup>).

**Manager's Report:**

The 2020-2021 Project List was reviewed.

The monthly Activity Report was reviewed.

The 2021 Reserve Projection spreadsheet was reviewed.

**Old / New Business:**

Mr. Patterson reviewed the first draft of the 2022 Budget, which was balanced. It was agreed to leave funding in place for the specialty flood policy in the event coverage is found.

There was discussion on the trash renewal contract from Green For Life (GFL) for 2022, which provided for a \$1.00 increase.

Mr. Patterson reviewed a legal bid to update the Association's Rules to comply with two House Bills recently signed into law (1229 and 1310) that will become effective in September. It was also agreed to update the Records Inspection Policy.

It was agreed to continue with the cost-sharing program for the October bag collection event.

There was discussion on Mr. Dwyer's absence from every Association meeting this year, even after a recent discussion with him regarding all future dates/times for meetings. Mr. Patterson will inquire into options for removal of an Officer.

The next meeting is set for September 23<sup>rd</sup> at 1 p.m.

There being no further business, the meeting was adjourned at 2:15 p.m.



Derek Patterson  
Property Manager