

The Spires Drainage Homeowners Association, Inc.

Board Meeting Minutes

Location: Telecommunication by Zoom

August 25, 2022

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
Sperry Redd	Secretary
Wayne Booker	Treasurer
Kevin Hoag	Director at Large
Derek Patterson	Z&R Property Management

Mr. Patterson emailed a Board packet before the meeting.

Owner's Forum / Hearings:

None.

Meeting Minutes:

The July meeting minutes were approved as submitted.

Finance Report:

The total assets as of July 31st are \$664,168.44 with \$537,334.50 in Reserves. The Association was \$25,334.63 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.

Manager's Report:

The 2022-2023 Project List was reviewed.

The updated Policies are not back yet from the law firm for HB 22-1137, and Rule updates will need to be made for HB 22-1138 on parking.

The monthly Activity Report was reviewed.

The 2022 Reserve Projection spreadsheet was reviewed.

Old / New Business:

There was a discussion on the recent passing of HB 22-1138 (Rights of Way). The Rules will need to be updated to reflect this new law.

Mr. Patterson reviewed the first draft of the 2023 Budget, which was balanced. It was agreed to leave the specialty flood policy funding if coverage is found for next year. There was a discussion on the trash renewal contract from Carefree Disposal for 2023, which provided a \$.50 increase per month. After further discussion, a motion was made to approve the 2023 Budget, which carried 5-0 in favor.

There was discussion on the upcoming Annual Meeting, and Mr. Sperry's and Mr. Hoag's terms are expiring. Both agreed to run for another term.

The Board member volunteer form will be updated so it can be included in the mailed notice for each candidate.

It was agreed to hold the Annual Meeting in person at Fire Station 16.

Mr. Marvin provided updates on the land surrounding the Debris Flow Basins, noting the Fire Department is planning to do more wildfire mitigation this year (so logging trucks could be present during the event).

The next meeting is set for September 28 at 1 p.m.

There being no further business, the meeting was adjourned at 1:42 p.m.



Derek Patterson
Property Manager