

The Spires Drainage Homeowners Association, Inc.

Board Meeting Minutes

Location: Telecommunication by Zoom

August 31, 2023 (moved one week and later in the day)

Mrs. Grove-Reiling called the meeting of The Spires Drainage Homeowners Association to order at 3:05 p.m.

Present were:

| | |
|-------------------------------|-------------------|
| Michelle Grove-Reiland | President |
| John Marvin | Vice President |
| Kevin Hoag | Secretary |
| David Goddard | Director at Large |
| Derek Patterson | Property Manager |
| Excused Absence: Wayne Booker | Treasurer |

Mr. Patterson emailed the Board a business packet before the meeting.

Owner's Forum / Hearings:

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

Meeting Minutes:

The June Board meeting minutes were approved as submitted.

An ATWAM email vote was taken on 8-8-23 to approve the contract work for the cleanup of both Dams resulting from the yearly state inspection, which was 5-0 in favor. It was noted that the Fire Department will be paying for the seed restoration work from the recent logging operations.

Finance Report:

Mr. Patterson reviewed the finances. The July 31st finances showed Cash Assets of \$110,170.23 and a Reserve Balance of \$586,375.27. Some Income Statement adjustments will be made.

The RBC account has three MBS accounts and three CDs. The Wells Fargo account has three CDs. The CD rates range from 4.75% to 5.5%.

The Aged Receivable report was reviewed (8 homes have a balance due of \$2.2k).

Manager's Report:

The 2023 Project List was reviewed.

The yearly Inclinometer and Monument Control Point tests are both in progress.

The drainage channel full of debris in three locations west of Broadmoor Bluffs has been cleaned up (two visits).

Seventeen (17) homes signed up for the June chipping and bag event.

The Fire Department will pay for the seeding restoration work at the South Dam service road, damaged by the recent logging operations (\$3,058.98).

The monthly Activity Report was reviewed.

The 2023 Reserve Projection spreadsheet was reviewed.

Old / New Business:

Mr. Patterson reviewed the first draft of the 2024 Budget, which was balanced. It was agreed to leave the specialty flood policy funding in place if coverage could be found. There was a discussion on the trash renewal contract from Carefree Disposal for 2024, which provided a \$1.00 increase per month. After further discussion, a motion was made to approve the 2024 Budget, which carried 4-0 in favor.

A new policy draft to comply with Senate Bill 23-278 (Xeriscaping and Other Water-wise Landscaping Requirements) was reviewed. A motion was made to approve this language with components that will be incorporated into the Rules and the three sample plans, which carried 4-0 in favor.

A revised ACC request was reviewed for 5940 Gladstone Street, as the ACC did not have a consensus. Numerous documents were reviewed with a question-and-answer period. Mr. Booker provided his input before the meeting. After discussion, a motion was made to approve the request as submitted, and the owners could begin construction immediately, which carried 4-0 in favor.

It was noted that a timeline might need to be established for reviewing requests, the number of members may need to be reduced to five to ease obtaining approval, some request items could be made pre-approved so Mr. Patterson could simply approve them, and the overall process should be evaluated. Mrs. Grove-Reiland and Mr. Goddard will look into this.

There being no further business, the meeting was adjourned at 3:56 p.m.



Derek Patterson
Property Manager