

The Spires Drainage Homeowners Association, Inc.

Board Meeting Minutes

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

September 17, 2020

Mrs. Grove-Reiland called the meeting of The Spires Drainage Homeowners Association to order at 1:03 p.m. Present were:

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

Owner's Forum / Hearings:

There were no Hearings.

Mr. Jacobson, ACC member discussed the fence location/size at 720 Paisley Drive and was concerned that the fence approval error may have set a precedence for future fence requests, where residents may think that yard fencing is permitted. It was further asked if a prior ACC approval decision could be rescinded. Discussion followed and it was agreed to obtain a legal opinion.

Meeting Minutes:

The August meeting minutes were approved as submitted.

Finance Report:

The total assets as of August 31st are \$581,859.10 with \$521,503.62 in Reserves. It was noted that two CD's are expiring before the end of the year and Mr. Booker, Mr. Patterson and the RBC Broker will review reinvestment options. The Association was \$1,518.00 under budget on Operating Expenses. The Income and Expense Comparative report was reviewed.

The Aged Receivable report was reviewed.

The 2021 approved budget was reviewed, noting the change from last month to Accounting. The budget is balanced at \$300/year. It was noted that the limit of dues income will become a problem in the future and a Covenant Amendment to remove that provision will be required.

The 2021 GFL trash contract was reviewed, with an increase of roughly 17%, noting a new \$1.98 per door recycle process adjustment fee due to lower commodity prices to recycle. It was agreed to inquire about reducing the fee for the renewal.

Manager's Report:

The 2020-2021 Project List was reviewed.

The Debris Flow Basins state inspection is this week, tree and bush clearing at both basins has been conducted along with some cleaning at the Adrienne Court drainage area. There was discussion if the Inclinometer readings should be conducted this year and it was agreed to obtain the inspector's opinion and ascertain what he is seeing at other basins in the City.

The monthly Activity Report was reviewed.

The 2020 Reserve Projection spread sheet was reviewed.

There was discussion on the fall bag collection event (fire mitigation work) and as of the meeting 56 homes have signed up. It was noted that future events may have to be a shared cost with the HOA and those residents participating as the budget does not support paying for the whole event. Recent mitigation events are averaging \$4.3k each.

Old / New Business:

A list of the 21 most common ACC requests was reviewed, with Board input on what requests should have the neighbor acknowledgment form included in the submittal package. There were six requests that did not require any acknowledgement. It was noted that a hard list was not needed but to have a general sense of painting, landscaping, and other more major projects should have the immediate neighbors provide the acknowledgment.

The owners of 720 Paisley Drive submitted information (80 pages) to address the items needing to be reviewed by the Board to remove the Stop Work order for new construction. Discussion followed and a list of additional questions will be issued to the owners. It was agreed to keep the order in place.

There was discussion on the Annual meeting, and it was agreed to hold the January Board meeting on January 21st at 1 PM (by Zoom) and the Annual meeting on January 25th (by Zoom). There is one Board term expiring.

Mr. Patterson reviewed the 2021 meeting schedule and it was agreed to move the meeting date one week later to the 4th Thursday of the month, with five meetings planned for the year.

There being no further business, the meeting was adjourned at 2:06 p.m.



Derek Patterson
Property Manager