

The Spires Drainage Homeowners Association, Inc.

Board Meeting Minutes

Location: Telecommunication by Zoom

September 23, 2021

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:

A hearing was held for 5860 Broadmoor Bluffs to consider an initial \$100.00 assessment fine and other enforcement actions for not complying with an ACC directive regarding obtaining neighbor acknowledgments for a landscaping request. The owners did not respond to the hearing notice. Discussion followed, and it was noted the new neighbor acknowledgment process had been improved throughout the summer; as it was newly implemented this spring. A motion was made not to impose the fine and have the Association notify each neighbor and obtain their input. The motion carried 4-0 in favor. It was noted the owners will have to provide the neighbor acknowledgments prior to any future request (if necessary) for a future ACC request.

Meeting Minutes:

The August Board meeting minutes were approved as submitted.

Finance Report:

The total assets as of July 31st are \$635,831.91 with \$531,465.14 in Reserves. The change over from Condo Manager to Cinc Systems is still underway, and new financials will be available soon.

The Aged Receivable report was reviewed.

Manager's Report:

The 2020-2021 Project List was reviewed.

The yearly Monument Control Point readings and the Inclinometer readings have been scheduled. The state inspection of both debris flow basins is scheduled for October.

The monthly Activity Report was reviewed.

It was noted there are four homes that will have a 3rd Notice/Hearing letter issued for October.

The 2021 Reserve Projection spreadsheet was reviewed.

Old / New Business:

Mr. Patterson reviewed three bids for trash/recycling services for 2022. It was agreed to obtain more information from two of the providers with plans to not renew the current GFL contract in January due to continued missed pickups, delays, and overall poor communication.

The second draft of the 2022 Budget was reviewed. After review, a motion was made to approve the budget as balanced, which carried 4-0 in favor.

The Association's law firm provided updates to the Rules and Records Inspection policy to comply with House Bills 1229 and 1310. After review, a motion was made to approve the changes as submitted, which carried 4-0 in favor.

There was a discussion on Mr. Dwyer's absence from every Association meeting this year. In accordance with the Bylaws, Sections 3 and 4, a motion was made to remove him from the Board, which carried 4-0 in favor. The Board will appoint this vacated position which expires in 2024.

There was discussion on the Annual Meeting and the two expiring terms. Mr. Marvin and Mrs. Grove-Reiland agreed to run for another term. Meeting dates/times were established for January 2022.

Mr. Patterson reviewed correspondence and photographs regarding a concern filed by 730 Paisley Drive for an air conditioner condenser located at 740 Paisley; with 730 noting the location is "annoying due to the placement and proximity to our deck." It was noted that 740 conducted a sound decibel test which was under the city guidelines set for a noise violation. The rules were reviewed regarding air conditioning condensers [Section 3.18]. Mr. Patterson suggested the neighbors utilize the Neighborhood Justice Center (mediation process). Discussion followed. The Board unanimously agreed there is no violation to pursue, so this matter is closed, and no further action will be taken. The request to meet with the Board from 730 Paisley Drive was respectfully denied.

Mr. Marvin spoke with a City representative regarding the purchase of a neighboring property (parcel 750000284) at the end of Wellfleet Street, to be used for open space [344.92 acres], which also surrounds each of our two Debris Flow Basins. If the purchase process moves forward, there should be an opportunity for public input/comment. The Association plans to work with the City on what will take place on this land and how it may impact our adjacent residents.

It was noted that CSU has a "adopt a fire hydrant" program where residents can obtain the paint from CSU for free and paint their hydrant. Mr. Patterson will make a map of all hydrants in the Association and submit that to CSU for when they were last tested or are scheduled to be tested, along with painting information.

There being no further business, the meeting was adjourned at 2:18 p.m.



Derek Patterson
Property Manager