

THE SPRINGS AT COAL CREEK RANCH
BOARD OF DIRECTORS MEETING
22 April 2020

1. CALL TO ORDER: 8:59 a.m.

ATTENDING: Peter Oakes, Dennis Maloney, Beth Silverman, Mary Markowitz, Jacki Ballard, (all via Zoom conference call or phone)

NOT IN ATTENDANCE: Kevin Bach

2. APPROVAL OF LAST BOARD MEETING MINUTES: Approved

3. HOMEOWNER:

- Damaged tree at Hauserman's.
- Question is whether or not to remove given the extent of the damage.
- Board agrees it should be removed given the potential danger it poses.

- 107 Fairfield still has construction pallets and now a roof-top carrier on the side of home
- After several letters and phone contacts, son of owner and other renters are starting to be compliant.
- Given extenuating circumstances of the stay-at-home orders, giving homeowners until the end of month to comply before taking further actions.

4. FINANCIALS:

- Dennis still needs to connect with Mike Moran about reconciling bank statements and financials.
- Receivables are in good shape
- Discussion of a "COVID-19 Resolution" to not charge interest on late HOA fee payments. Beth does not think it is necessary for the Springs.

5. BUSINESS:

A. Golf Course and Tennis Courts

- Course re-opening on Saturday, April 25, 2020
- City is posting signs on course so walkers and bikers discontinue using the cart paths on the course.
- Tennis courts are open already.
- There has been no decision yet from the master association regarding the pool.

B. Annual Tree Trimming

- No stump removal has been done yet. Will occur in next couple of weeks.
- Augustine has list of requests for trimming.
- On northeast corner of property, trees for which city is responsible will be removed by city.

C. COVID-19 Resolution

- (See #4 above)

D. General Business

- Compliance walkthrough is scheduled for Friday, May 22, 2020, 8:00 a.m.

- Dumpster will be available May 8-18, 2020. If necessary, we will authorize a second load. Beth will send blast.
- Sprinklers are being prepared for opening. SOS will not start watering until they hear from us. We decided on a May 1 start date. Beth will contact SOS.
- Ask homeowners to keep their distance from lawn care service people and other vendors. They have all been instructed to keep their distance, but we also need to allow them access to areas where they need to work.
- Homeowners concerned about brown spots in their lawns should water it themselves.
- Peter will work on wording in bylaws about homeowner responsibility when they request no-spray on their lawns. Beth will send the updated wording to the homeowners who have requested no spray.

6. EXECUTIVE SESSION: Went into ES at 9:58 a.m.

7. MEETING ADJOURNMENT: 10:06 a.m.

8. NEXT BOARD MEETING: Wednesday, May 20, 2020, 9:00 a.m., via Zoom

Respectfully submitted,
Mary Markowitz, Secretary
18 May 2020