

July 26, 2021
The Springs at Coal Creek Ranch
Board of Directors Meeting

Attendees: Peter Oakes, Jacki Ballard, Mary Markowitz, Steve Knapp, Ken Larson, Beth Silverman (via zoom)

Call to order: Peter called the meeting at 9:10

Concrete Issue:

Homeowners in attendance regarding 401-409 cul-de-sac concrete repair: Bob Perkins, Regina Rice and Elaine Nixon.

Complained that the communication from the contractor and HOA Board was not sufficient.

Homeowners were also concerned that there was insufficient repair to common driveway.

Homeowners are concerned about safety, ie; slippage on ice and pooling of water.

The Board will meet with the contractor regarding the issues and respond to the homeowners.

Minutes from last Board meeting -Approved

1. Authority: Mary moved to increase Beth's authority to pay invoices and quotes of up to \$5,000 without a Board vote. Motion was approved. if quote is more than 5k board will respond quickly.
2. Pond 8: Homeowner reported that there is an 8' x 8' soggy spot near the pond. Beth will ask Sun & Shade to check the area.
3. Snow levels: Board reviewed a snow policy survey from Mary to change from 5" level to 3" which could increase costs over the year. The survey will be sent to Homeowners next few months.
4. Bridge painting: there was a request and motion to paint the bridge over pond 4. Motion approved.
5. Springs's east entrance sign: Board & some homeowners reviewed which color the letters should be painted. Moved and approved to paint the lettering in black.
6. Ponds: The Board is considering separate contractors for the care of the ponds. We are seeking 1) a vendor who can weed and landscape the perimeters of the ponds, 2) vendor to manage the vegetation (especially water lilies) and the algae of the ponds and 3) vendor to handle the mechanical maintenance of the ponds, i.e., pumps, aquifers drains, etc. Requests for bids will be sent out. Contractors can bid on one or all.
7. Currently we are hiring Floaters for upper pond 4 clean up. The Board will review their in-pond maintenance of lily pads and surrounding area. S&S will clean up landscaping around pond 4 and WOTR will be requested to maintain flora and fauna around ponds 6, 7, and 8.
8. Motion was made and passed to move the Annual Meeting to October 27 from October 20. There will be 3 open Board positions, Peter, Mary and Steve's.
9. Mary moved the meeting adjourn at 11:38 meeting adjourned.

Next meeting will be August 18th 9am, via ZOOM

Respectfully submitted by Ken Larson