

The Springs at Coal Creek Ranch HOA

Board of Directors Meeting

April 21, 2021, 9:00 A.M.

Via ZOOM

Attendees: Peter Oakes, Jacki Ballard, Steve Knapp, Mary Markowitz, Ken Larson, Beth Silverman

Call to Order; Peter called meeting to order at 9:01 am

1. Approval of last Board Meeting Minutes; All approved
2. Owner comments: No comments to discuss
3. Financials: Mary reported that the financials are favorable to budget. At the end of Q1 our snow removal expenses are in a favorable position compared to budget.
4. Business
 - A. Snow Removal: The Board considered the additional cost of reducing the necessary height of snow from 5" to 3". We unanimously agreed to put out a survey to all homeowners once we've gotten adoption to the new website which will illustrate to them the cost/benefit.
 - B. Tree trimming: Ed Goebel will be onsite in the Springs this next week to service our trimming needs from winter damage.
 - C. Tree Map: Beth and Mary will determine a walk around date to determine trees within individual properties to add to our data in our decision to delegate tree maintenance this spring. They will circulate an with the date.
 - D. Pond Report: Beth had a discussion with Chris who reported that we may never need to replace ponds if we continue to maintain them. Beth and Ken will contact outside water feature contractors to ask if they might analyze our ponds and give us another view.
 - E. Dumpster: We determined to bring in the dumpster once again to the same area from May 14 to May 24.
 - F. Grass along Fairfield: Peter brought up a yard at 301 Fairfield that we need to address and repair. Beth will contact Sun & Shade to repair.

- G. Sprinklers: Sun and Shade will be testing and firing up the sprinkler system along with checking the heads to be ready by 5/1. Irrigation start is TBD
- H. My Green Condo: Beth has distributed MGC to the Board as well as all homeowners. This has been receiving good reviews. The new website will standardize communication within the HOA and DCM and provide homeowners a useful medium to resource their own issues. Beth will continue to distribute log ins/passwords individually and move forward to an effective adoption.
- I. General Business – Concrete: Mary reported that we have doubled the annual budget for concrete repairs since we've not done the concrete repairs last year.

Peter adjourned meeting at 10:45 am.

The next Board meeting will be May 19, via Zoom.

Submitted by,

Ken Larson,
Secretary