

The Springs at Coal Creek Ranch HOA

Board of Directors Meeting

August 18, 2021, 9:00 A.M.

Via ZOOM

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

Call to Order: Jacki called meeting to order at 9:01 am

1. Mary moved approval of last board meeting minutes. All approved.
2. Financials: Budget is in good shape and balanced. Beth reported that water expenses were somewhat offset by credits from city. Ed from Augustine Trees is behind in his billing which appears to be a reduction in tree trimming expenses but only due to slow invoicing. Mary suggested that we should consider seeking a reserve study, especially considering the Florida condo debacle. After some discussion we all agreed that it would make good sense. Beth will seek a qualified firm, gain a quote and report back to the board.
3. Business:
 - A. Mudjacking: Board approved quote from Brien from Advanced Mudjacking, Inc to begin mudjacking of Bob Perkins cul de sac. Ken will contact him and report to the board and the neighbors the expected completion date.
 - B. Adrian from Garay Concrete's quote: Board discussed and decided to take no action on a 35k quote for concrete repair of same cul de sac.
 - C. Homeowner sent an email regarding watering was discussed. Beth had already spoken to the homeowner and resolved the issue. The Board is looking at the Landscape Improvement Plan again. Jacki sent it out to the Board.
 - D. Ericka with Floaters cleanup/ponds: Ericka did a very good job on upper pond 4. Chris with WOTR has been working on Pond 2, it's is now running, pond 3 looks good, pond 7 looks "just" OK.
 - E. Manuel Landscaping (?): Manuel could be an option for smaller projects in landscaping to supplement S&S. Beth will contact Manuel to propose trimming around the neighborhood including around Pond 1.
 - F. Board member solicitation: We discussed the solicitation of new Board members. Beth contributed usually experienced neighbors in the community are more successful than brand new neighborhood members. She also cautioned against recruiting someone who might have a

singular personal agenda. Peter suggested that Elaine Nixon be the contact for interested homeowners to submit bio's. Update: She is not interested. They will be sent to Beth and/or Jacki.

G. Bids: We agreed to narrow our RFP focus to the pond contractors due to so many issues and difficulty recruiting worthy contractors in that space. Ken moved to put out an RFP(s) to determine contractors. Peter seconded. It was approved. We discussed assembling an ad hoc committee to assist in the RFP process for the ponds. Peter, Ken, Steve agreed to be members and perhaps other non-board members like Charlie Thompson. Steve will construct a prototype Request which will be completed by the end of the month. We agreed that the RFP should be in the hands of candidates by mid-September.

H. Surveys: Tree survey - 51 responses. 43% were open to discussion, 57% were not interested in the delegation of tree responsibility. Snow survey 61 responses. 62% voted to maintain a 5" level, 38% voted for 3". It was agreed that the most sensitive group were homeowners facing north. Beth said she would discuss with S&S the possibility of starting each snow removal at those homes facing north. Jacki suggested that we communicate to the homeowners the outcome of the surveys. Mary, Beth & Jacki will draft a survey results email for the Board to review, then distribute to the homeowners.

4. Executive Session: There was no Executive Session

5. Meeting was adjourned at 11:15 am.

Submitted by Ken Larson, Secretary

Next Board Meeting: September 15 at 9:00 am Via Zoom