

The Springs at Coal Creek Ranch HOA
Board of Directors Meeting
AGENDA
July 20, 2022, 9:00 A.M

Attendees: Ken Larson, Mary Markowitz, Steve Knapp, Jacki Ballard, Jerry Mitchell. Not attending: Kathryn Oakes. Via Zoom
Homeowners: Kate Resnick, Jeff Myers & George (?). (homeowner who did not identify himself)

Approval of Last Meeting Minutes - Approved

Financial Report - On track and doing very well. Being seasonal, we're keeping watch for late invoices.

Business:

- a. **Trees:** Approved \$6500 bid from Augustine Trees to continue trimming and removing dead branches/trees. Added 2 dead trees by pond 6.
- b. **Irrigation Schedule:** (was not discussed)
- c. **Xeriscape:** Full discussion encouraging homeowners to xeriscape. We will cut back on watering per City request. Board to revisit Xeriscape Incentive Plan from 2016 to possibly implement. Encouraging homeowners to xeriscape between homes.
- d. **Ponds:** BRD is below budget and doing very well. They are cleaning out lily pads on all the ponds. Electrician is needed for electrical outlet on pond 6.
- e. **New Policy Law HB22-1137:** Board approved going with the legal firm Altitude.
- f. **Homeowners Issues** - Discussion regarding 450 FF mulch/rock on HOA property. We will obtain bids for both, homeowner willing to pay difference for rock. They'd like plants as well, but we will not add irrigation. They are welcome to plant/water if they'd like.
- g. **Newsletter** - discussed topics for August newsletter and who will write which blurb. Ken to write about water conservation.
- h. **General Business** - Discussed Hai's Landscaping for weeding all 7 ponds as well as working on dry pond & west entrance to clean up shrubs & weeds. Board proposed and agreed to combined Landscape Improvements & Bush & Perennial Trimming (line items 5130 & 5138) into one account giving

Landscape Committee additional funds for pond & weed work. Waiting to hear from Kilder regarding Insurance before we use him as well. Big shrub was removed from pond 5 and red shrub will be trimmed allowing visibility when circling the pond on Diamond Circle.

Meeting Adjourned: 10:22

Date of Next Meeting: August 17, 2022.

Time of Next Meeting: 9am

Location: Via Zoom

Submitted by
Jacki Ballard, VP