

THE SPRINGS AT COAL CREEK RANCH
BOARD OF DIRECTORS MEETING
June 15, 2022

CALL TO ORDER: 9:03 a.m.

ATTENDING: Ken Larson, Mary Markowitz, Kathryn Oakes, Beth Silverman, Jerry Mitchell.
Homeowners attending: None. Not attending: Jacki Ballard

APPROVAL OF LAST BOARD MEETING MINUTES: Approved.

FINANCIAL REPORT: The financials look fine to the Board at this time.

OWNERS' ISSUES:

- Owner's request: A complaint was issued regarding the number of rabbits that are in and around homes in the neighborhood. The HOA has no responsibility for mitigation of wildlife. Jerry will follow up with the neighbor.
- Owners request: Neighbor's in Diamond Circle has requested that the curb at the end of their driveway be reduced in size. The Board agreed that they can research the problem; however, it could not be a patch cement job, and it cannot cause a drainage problem. They were given the HOA contractor's contact information. ***Who is following up on this?***
Also there was a complaint regarding cars being parked on Diamond Circle. This will be addressed as a reminder in the next newsletter.

BUSINESS:

- Compliance Walk follow-up: Beth has been contacted by several neighbors to be understand what is required of them.
- Pond Report: BDR is a reliable and serious pond contractor. There is high confidence in their ability to do the job.
- Sun and Shade: A sprinkler valve called a Stop and Waste valve, that is located near pond 2 is not currently leaking, however, it will need to be repaired off season in late fall or winter. The cost to repair is \$6,000.
- ARC: No new update
- Landscape: All Ash trees will be treated throughout the neighborhood.
- Welcome Committee: The revised and updated handbooks were to be mailed out the week of the HOA meeting.
- Bridge repair over pond 4 has been completed.
- Concrete: It was voted and agreed upon that due to our tight budget, there will not be concrete improvements made this year.

MEETING ADJOURNED: 10:31 a.m.

NEXT MEETING: Wednesday, July 20, 2022 at 9 a.m. by Zoom.

Respectfully submitted,
Kathryn Oakes, Secretary
June 24, 2022