

**THE SPRINGS AT COAL CREEK RANCH**  
**BOARD OF DIRECTORS MEETING**  
**May 18, 2022**

**CALL TO ORDER:** 9:02 a.m.

**ATTENDING:** Ken Larson, Mary Markowitz, Jacki Ballard, Steve Knapp, Kathryn Oakes, Beth Silverman, Jerry Mitchell. Homeowners attending: None

**APPROVAL OF LAST BOARD MEETING MINUTES:** Approved.

**FINANCIAL REPORT:** The Budget was reviewed, and a discussion followed related to the tree Spring clean-up and snow removal costs.

**OWNERS' ISSUES:**

- None

**BUSINESS:**

- Landscape report was provided and the Board agreed to have an sprinkler zone in Springs Cove split into two zones at the cost of \$2,500 due to a recurring problem with one zone providing too much water, and not enough water.
- ARC reported that 6 projects including railings, decks, paint have been completed since the beginning of 2022.
- Pond report was given regarding the positive impact of our new Contractor BR&D. They are coming up to speed on repairs and maintenance of each of the 7 ponds.
- It was agreed that BR&D provide pond improvement costs in next years' Reserve Study.
- There was a discussion regarding sewer lines and the Board agreed to have an article about them in the August newsletter.
- Beth reported that the bridge over pond 4 will be repaired.
- The annual compliance walk will take place on May 31<sup>st</sup>. Neighbors were informed through a blast email.
- HOA has contracted with Kilder to do landscape weeding.

**MEETING ADJOURNED:** 10:29 a.m.

**NEXT MEETING:** Wed, June 15, 2022 at 9 a.m. by Zoom.

Respectfully submitted,  
Kathryn Oakes, Secretary  
May 29, 2022