

**THE SPRINGS AT COAL CREEK RANCH**  
**BOARD OF DIRECTORS MEETING**  
**August 17,2022**

**CALL TO ORDER:** 9:00 am

**ATTENDING:** Ken Larson, Jacki Ballard, Mary Markowitz, Kathryn Oakes, Jerry Mitchell.  
Homeowners attending: none.

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

**FINANCIAL REPORT:** The budget year to date looks very good. Currently over budget on snow, under budget on ponds. Discussed the use of implementing a year-over-year spreadsheet.

**OWNERS' ISSUES:** See below.

**BUSINESS:**

- Snow removal: Budget line item was correct
- Ponds: BR&D continue to offer stellar service. Ponds should be drained and cleaned every ten years. Pond 3 has been drained and cleaned. Request was made to have the Pond Committee rank order the pond maintenance priorities by September. This will provide input for the Board to make the decision on the \$18,000 cost to drain and clean Pond 4.
- Insurance renewal: The Board approved the renewal of the DNO premium of \$1,309 to be paid in October.
- Stop and Waste valve: It was approved to spend \$6,000 to replace the valve.
- Landscape: Hai has trimmed and removed shrubs from the island in Diamond Circle. Pond 2 will have additional mulching. Adjacent home owner will add rock at their expense. Sun and Shade will treat the weeds rather than replace the sod at 155 Fairfield.
- The Board will ask Augustine Trees to look for blight on cherry tree at the request of neighbors at 116 Springs Cove.
- A homeowner has requested that the board take action to have the Springs HOA secede from the Master Association. A letter was sent by email from Jerry Mitchell of DCM and signed by Ken Larson, President of the Springs HOA Board, stating that the Board voted not to proceed with the request.
- The Board agreed that Charlie Thompson contact BR&D to have them replace the aerator pump on pond 6. The HOA will not replace the light.
- Jerry Mitchell shared the Work Request Detail spreadsheet that is used to track neighbor requests. Kathryn Oakes will ask the ARC Chair to use the same approach for tracking requests and progress.
- Meetings: Annual Meeting will be held on Wednesday, October 26, 20202 at 6:00 pm. In

person or zoom to be determined. Future Board meetings will be held on September 28, October 19, November 16 with no meeting in December.

**MEETING ADJOURNED:** 11:10 am

**NEXT MEETING:** Wednesday, September 28, 2022 at 9am by Zoom.

Respectfully submitted,  
Kathryn Oakes, Secretary  
August 18, 2022