

**THE SPRINGS AT COAL CREEK RANCH**  
**BOARD OF DIRECTORS MEETING**  
**September 28, 2022**

**CALL TO ORDER:** 9:00 a.m.

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

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

**FINANCIAL REPORT:** Budget is on target unless there is snow accumulation in November and December.

**OWNERS' ISSUES:**

-- None

**BUSINESS:**

-- The Board discussed the Reserve Study and debated whether to spend \$500 for an updated document that would include the ponds, trees and irrigation system that were absent from the original Reserve Study. No vote was taken.

-- The Board voted in favor of spending \$18,500 for BD&R to drain and remove lilies from pond 4 to be completed in January 2023.

-- We will request additional information from Bev Snyder on the cost of rock replacement for pond 1. Jacki, Bev and Hai will be doing a weed walk around with a reminder to neighbors to follow. There is still available appropriated budget for Landscape Committee work.

-- As previously approved and agreed upon, the \$13,000 amount for the final Phase 3 tree work will proceed.

-- Jerry Mitchell will send out an HOA notice regarding opening on the Board, as well as the date and time of the HOA Annual Meeting scheduled for October 26, 2022 at 6:00 p.m.

**MEETING ADJOURNED:** -- 10:22 a.m.

**NEXT MEETING:** Wed, October 19, 2022 at 9:00 a.m. .by Zoom.

Respectfully submitted,  
Kathryn Oakes, Secretary  
October 5, 2022