

**THE SPRINGS AT COAL CREEK RANCH**  
**BOARD OF DIRECTORS MEETING**  
**Date: January 18, 2023**

**CALL TO ORDER:** 9:04 am

**ATTENDING:** Kathryn Oakes, Jacki Ballard, Mary Markowitz, Don Richter, Steve Knapp, Jerry Mitchell.

**APPROVAL OF LAST BOARD MEETING MINUTES:** Minutes for our 11/16/22 Board Meeting were approved with one correction – the Board approved the 2023 Operating Budget and tabled approval of the Reserve Budget pending clarification with Augustine Trees regarding Tree Phase 3.

**FINANCIAL REPORT:** Mary stated that she needs a complete accounting of 2022 expenses (including for December) before producing a final report for last year. As of November 30, our HOA exceeded 2022 budget expenses for snow removal; grounds and sprinkler system maintenance; and water & sewer. Jerry provided Mary with the requested documentation so she can finalize the 2022 financial report.

**OWNERS' ISSUES:** The owner of 202 Fairfield Lane is more than 90 days delinquent in paying HOA dues. Kathryn will investigate and report back to us.

**BUSINESS:**

- Board members reviewed the 11/7/22 Augustine Trees maintenance quote and decided to ask Ed to send us a prioritized list of which spruce and pine trees he recommends for removal, including cost. The Board also requests a quote from Ed for all crabapple trees. With regard to juniper removal, the Board will consult with Ed and ask him to submit a bid for removing “the big one” currently clogging pond flow. We’ll request that his bid include replacement with buffer shrubbery (such as Mugo pines), as HOA neighbors have expressed concern that a sight/sound buffer be maintained between their houses and Cherry St. traffic.

- The 2023 Sun & Shade Ground Maintenance contract needs signing, which Kathryn will do.
- Metro Renovation Services submitted a proposal (1/11/23) with bids for three options to restore 102 HOA mailboxes. The Board prefers Option #1 which includes light sanding and painting of mailboxes and installing of new numbers. However, the Board will request that homeowner Rolland Fearn also submit a bid for the same scope of work. Rolland's previous bid was for more extensive renovation tasks. Jerry will follow up with Rolland and report back to us.
- Pond update: Root removal in Pond 4 is proceeding well and to-date is even under budget, despite challenging weather conditions. For Board review, Haas has almost completed a report card on the status of all ponds. Several Board members recall that when the sprinkler system was turned off in previous years, three HOA residents were each paid \$50 per month to keep Pond 7 filled. Jerry will investigate the history of this arrangement and report back to the Board. Mary urged that the Pond Committee project annual budget requests. To that end, Steve will ask the committee to prioritize repair/maintenance needs for Ponds 7/8 and report back to the Board. Steve will also talk with the committee about the current frozen water in Pond 7.
- Jerry and Jacki will craft a DCM e-blast letter reminding HOA members about the monthly dues increase and various payment options (including a coupon book, if requested).
- With the big snows we've been having, ice buildup throughout the HOA has become a dangerous nuisance. The Board discussed various strategies for addressing snow/ice mitigation, but the consensus was to encourage neighbors to hire their own removal assistance if needed.

**MEETING ADJOURNED:** 10:38 am

**NEXT MEETING:** Wed, February 15 at 9 am via Zoom.

Respectfully submitted,  
Don Richter, Secretary  
January 20, 2023