

**THE SPRINGS AT COAL CREEK RANCH**  
**BOARD OF DIRECTORS MEETING**  
**Date: March 22, 2023**

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

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

**APPROVAL OF LAST BOARD MEETING MINUTES:** Minutes for our 2/15/23 Board Meeting were approved.

**FINANCIAL REPORT:**

- Mary reported that the first two months (January-February) of 2023, HOA spent \$19,695 of the total annual budget of \$27,500 for snow removal. (Jerry communicated homeowner concerns to S&S about their last snow removal job; S&S assured him those issues would not occur again.) Mary noted that BR&D vendor expense of \$15,960 for pond maintenance included \$460 from Capital Reserve Account. Mary requested YTD Budget include amounts for “Cap Project Expenses.”
- Aged Receivables Update: Total outstanding = \$3,837. DCM notifies homeowners monthly regarding delinquentcies; they have three months to pay dues in full before turned over to collections.

**BUSINESS:**

- Pond Priorities: Kathryn proposed no more spending on Pond 4; \$15,500 already spent from the Reserve account for BR&D maintenance. Pond 7 has been repaired and is ready to fill, and a bib has been installed on Pond 8. The Board approved installation of a faucet (connected to the HOA sprinkler system). S&S will train BR&D-to fill both Pond 7 and 8 using a commercial grade hose supplied by BR&D. Jerry recommended HOA contract with BR&D to manage pond water supply. Jerry verified DCM paid a homeowner \$100 for watering Pond 8.

- Reserve Study Update: Jerry conveyed Board concerns to Association Reserves, Before proceeding, Board requested plan specifics & costs.
- Mailbox Update: The Board reviewed a bid from Metro Renovation Services to repaint mailbox exteriors and install new stick-on numbers @ \$125 per box. Jerry recommended Board approve a “do not exceed budget” for this project. Kathryn urged that mailbox renovation be a spring priority. She will investigate costs to replace existing mailboxes with new ones.
- Board members will meet at 9:00 am on May 26 to conduct an annual Concrete and Compliance Walkabout.
- New residents at 126 SC contacted the ARC requesting approval to extend their existing garage by 6 feet to accommodate a truck. Per legal counsel review, Article 5. Section 2 of the Declaration of Covenants indicates that *The ARC cannot reject the garage extension solely because it is an extension or because it exceeded the original footprint of the building, if it conforms and harmonizes with the existing improvements. Amendment of the Declaration requires written approval by 51% of the total votes in the Association. We recommend the Board consider rewriting the Declaration and Bylaws, vs. a piecemeal amendment, given the current documents are out of date with law and, likely, the current needs of the community.* Kathryn notified ARC Chair Patricia Deitz ~~that~~ going forward, requests to make structural changes to a home be presented for Board review and approval. Board will decide whether to amend outdated Bylaws to conform to current Colorado law.
- Jacki solicited articles and blurbs for Board’s April Newsletter.

**MEETING ADJOURNED:** 11:03 am

**NEXT MEETING:** Wed, April 19 at 9 am via Zoom.

**FUTURE 2023 MEETINGS:** May 17, June 21, July 12, August 16, September 20, October 18, November 15.

Respectfully submitted,

Don Richter, Secretary  
April 8, 2023