

THE SPRINGS AT COAL CREEK RANCH
BOARD OF DIRECTORS MEETING
Date: April 19, 2023

CALL TO ORDER: 9:01 am

ATTENDING: Kathryn Oakes, Jacki Ballard,, Don Richter, Jerry Mitchell, Steve Knapp. Not attending: Mary Markowitz

APPROVAL OF LAST BOARD MEETING MINUTES: Minutes for our 3/22/23 Board Meeting were approved.

FINANCIAL REPORT:

- Mary indicated that she had reviewed the monthly financial statements and found only one expenditure that needed correcting. The Board approved the financial report.

BUSINESS:

- Board members agreed to review Springs Reserve Study documents by April 30 and then arrange a walk-through in early June.
- Mailboxes: The Board approved a motion to contract with Dave (Metro Renovation Services) to replace all HOA mailbox numbers, replacing with similar style numbers; repaint all mailboxes in a given group where any one box needs repainting; replace wood bases as needed.
- The Board will also ask Dave to advise us regarding directional signs that list a cluster of houses sharing a common driveway. Jerry will bring sample signs to our May Board meeting.
- The Board established a new line-item in the Reserve account that will allocate \$10,000 per year to address special projects for ponds.
- The Board commended the Environmental Sustainability Task Force for their Step One Pilot Program to reduce water use and costs. We will now authorize them to contact S&S directly to explore the feasibility of this initiative.
- The Board approved a homeowner's ARC improvement request to use stucco

on a house exterior.

- The Board will revisit a previous Landscape Improvement Plan that partially funds xeriscaping. Jacki will send guidelines for that initiative.
- The Board reviewed the Springs section of the My Green Condo website and noted changes that need to be made, especially designing two distinct improvement request forms for ARC and Landscape.
- A recent encounter prompted the reminder that the Springs is a no-solicitation zone, as a sign at the west entrance indicates.
- At our May meeting the Board will review the tree priority list.
- Board members will meet at 9:00 am on May 26 to conduct an annual Concrete and Compliance Walkabout.

MEETING ADJOURNED: 10:45 am

NEXT MEETING: Wed, May 17 at 9 am via Zoom.

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

Respectfully submitted,
Don Richter, Secretary
April 20, 2023