

**THE SPRINGS AT COAL CREEK RANCH**  
**BOARD OF DIRECTORS MEETING**  
**Date: May 24, 2023**

**CALL TO ORDER:** 2:00 pm

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

**APPROVAL OF LAST BOARD MEETING MINUTES:** Minutes for our 4/19/23 Board Meeting were approved.

**FINANCIAL REPORT:**

- No corrections or updates to the monthly financial statements.

**BUSINESS:**

- The Board voted to proceed asap with Metro Renovation Services replacing all mailbox numbers using the Hillman font. MRS will also repaint mailboxes in a given group where any one box needs repainting; they will also replace wood bases as needed.
- The Board tabled for now a decision regarding Cul-De-Sac directional signs. For the entire HOA, approximately 16 signs might be needed @ \$400/sign.
- Association Reserves addressed some of our Board concerns regarding the proposed Reserve Study Update plan. Our decision whether or not to proceed has been delayed pending Mary's return. When scheduling a Board member walkabout with the Association Reserves representative, we need to invite liasons from both S&S and BR&D to accompany us.
- As MyGreenCondo webpages for The Springs HOA are being designed, we need to ensure that Patricia Deitz (Architectural Review Process) and Bev Snyder (Landscape Review Process) as well as all Board members are copied on correspondence.
- Board members will meet at 9:00 am on May 26 to conduct an annual Concrete and Compliance Walkabout.

- The Board postponed consideration of reviving an HOA-funded Xeriscape Incentive, which some residents have inquired about.
- Jerry plans to follow up on a cost estimate for updating HOA legal documents (Bylaws and Covenants).
- Progress is being made on resolving a water drainage problem at 126 Springs Cove.
- The Board has a yearly planning calendar that lists monthly items needing attention/action. These items need to be listed on our New Business agenda for each monthly Board meeting.
- In conversation with the HOA Environmental Sustainability Task Force, S&S has agreed to reduce rotator sprinkler periods to thirty minutes and watering to three days.

**MEETING ADJOURNED:** 3:08 pm

**NEXT MEETING:** Wed, June 21 at 9 am via Zoom.

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

Respectfully submitted,  
Don Richter, Secretary  
May 31, 2023