

THE SPRINGS AT COAL CREEK RANCH

BOARD OF DIRECTORS MEETING

January 28, 2025

In person at 219 Springs Drive and Via Zoom

CALL TO ORDER: The meeting was called to order at 2:57 p.m.

ATTENDING: Kathryn Oakes, Jeff Raikes, Kate Resnick, Roger Hughes and Peg Miller. Annie Douglas from Keystone

APPROVAL OF LAST BOARD MINUTES: Minutes from the last meeting, October 16, 2025 were approved with no corrections.

FINANCIAL REPORT: Kate Resnick, the treasurer reviewed the financial reports for 12/31/24, found no issues, and we are on budget for this year. There was a problem with a large water bill, but it has been resolved.

OWNERS ISSUES: None

BUSINESS:

Old Business:

1. Kathryn has been working with the ARC to revise the form for homeowners to seek approval of a project, along with some changes to the handbook that describes the procedures. The form is out for review and will soon be completed.
2. The Board discussed the ponds. Kathryn and Roger have prepared Pond Caretaker position description and we will look for a part-time person, who will be employed by Keystone to help with the ponds. Roger created a list of Pond Partners, homeowners who live near the

ponds who will be responsible for keeping an eye on the pond and letting Roger and/or the pond committee know if they see any problems.

3. Trees: Christian will continue to do the winter pruning, Augustine trees will also continue work. Three stump grindings were approved, are in the budget and will be done in the coming weeks. Jeff has volunteered to take the branches and debris to the city composting area once each month to save on cost.
4. Landscaping projects are pending, one needs a plan from the landscape committee for 400-402 Fairfield, and 101 needs a sprinkler head repair by the homeowner. One homeowner has a fence to paint to complete a project.
5. Covenants and By-laws: The committee consists of Roger, Kate and Peg, with the help of Annie. A meeting of the committee was scheduled for February 11, 2025.
6. Newsletter topics were discussed and paragraphs will be written by the Board members and sent to Kathryn for assembly and sending on to Annie.

New Business:

1. 2025 Calendar was updated and provided to all Board members. The Board will meet the third Monday of each month from 3-5. The calendar includes reminders regarding things that need to be addressed each month.
2. Vendor evaluations: A request will go out to homeowners for feedback on two vendors, Sun & Shade for landscape and BR&D for ponds. The contract for both is being renewed for another year.
3. ARC: Kathryn has been working with the ARC to prepare a new form and improve the process.

4. Annie will be in charge of tracking landscaping and ARC requests and provide an update to the Board at each meeting.
5. Roger is updating the Springs website, not to be confused with the Keystone website, but our own website. He has completed a portion of the update and will let everyone know when the new and updated version is live.
6. Kathryn is working on improving and updating the Springs handbook and rules. Peg will work with it to get it completed.
7. The Board agreed that Jeff will get a new sign for the west entrance, to be an engraved rock like our other entrance. It will be placed on the median near the entrance.
8. Neighbor Concerns: Kathryn received a number of calls and emails about parking, snow removal and rental rules. All have been resolved but the Board will look at the concerns raised by these neighbors.
9. Two homeowners spoke to Xcel about burying a cable, Xcel said it would not do the work until the stump is removed. The stump will be removed and it is up to the homeowners then to contact Xcel again.
10. Roger will be the back-up to send out an eblast if necessary.

MEETING ADJOURNED: 4:55

NEXT MEETING: February 18, 2025

LOCATION: 219 Springs Drive, in person and by zoom.