

THE SPRINGS AT COAL CREEK RANCH

BOARD OF DIRECTORS' MEETING

April 14, 2025

In person at 219 Springs Drive and Via Zoom

CALL TO ORDER: The meeting was called to order at 3:07 p.m.

ATTENDING: Kathryn Oakes, President, Jeff Raikes, Director, Kate Resnick, Treasurer, Roger Hughes, Vice-President and Peg Miller, Secretary. Annie Douglas from Keystone was also present.

APPROVAL OF LAST BOARD MINUTES: Minutes from the last meeting, March 17, 2025, were approved with one correction. Kate made a motion to approve, and Roger seconded, minutes approved.

FINANCIAL REPORT: Kate Resnick, the treasurer, reviewed the financial reports for 3/31/2025, the balance sheet for March shows that we are ahead of budget for the year, which is normal, primarily because we didn't have much snow removal this year. Kate set up an account at Live Oak, and once it is settled, she will open another for reserves. The board discussed why the electric bill was higher than past years, it is probably due to heating at one of the ponds.

Annie talked about delinquencies, 2 people paid up and 1 person remains delinquent in the payments, letters sent according to the HOA policy.

OWNERS ISSUES: Homeowner asked for tree to be trimmed at 420 FF, and also to see if the brown spot near the golf course might be remedied by different sprinkler heads. Another Homeowner indicated that he had some pin holes in copper pipes, as the Board mentioned with several other HO's. Suggest that we mention to other Homeowners in

the newsletter that the copper pipes have been a problem lately. Plumber can do a water or air pressure test to see if there is a hole or leak somewhere.

Committee Reports:

ARC/LRC: Board discussed that person assigned to committee should be on the email when the committees discuss and approve something. Annie noted who should be copied for which committee. We must be sure to have someone from ARC go back to homeowner after approval to make sure that the work is done, then will let Annie know. As the new ARC forms are done, Kathryn will give them one final review then they will be posted on the spring's website as well as the Keystone website. The master has sent out new information (that is set for approval at the next meeting) about lights and fixtures that may be used and approved by the ARC.

Landscape: The Landscape form is done and the Board discussed signing off on it, and where to put it so residents can find it. It will be in the handbook, on the Springs website and on the Keystone website. There was a walk around for landscape and a report was emailed to all. It should be put in a document for a to-do list for the LRC, Annie will provide the spreadsheet.

Kathryn moved and Roger seconded a motion to approve a contract from Greenman Landscaping. They will come out to the property at least three times during the summer to do weeding, particularly around the ponds. The Board approved and Kathryn signed the contract.

One location where the tree was removed needs a sprinkler replaced by the homeowner, removed when adding concrete. Annie has spoken to the homeowner and will contact her again. The home is currently rented, and the homeowner asked the HOA to replace the sod in her yard. The Board discussed and it appears that the grass was harmed when she had a new driveway put in. It is the homeowner's responsibility to replace the grass as needed.

A blast will go out alerting everyone to the fact that Sun & Shade will start the sprinklers this week and will water once per week until the weather gets warmer. As the summer progresses, S&S will up the watering to 3 times per week. We have been working to train the grass to use less water, which takes several years but the grass will soon respond to watering three times per week.

Ponds: The clean-up of ponds is behind schedule, BR&D did not show up as scheduled but have looked at the algae and will be here this week, twice to work on ponds. Water will be turned on this week and more work will be done as the ponds are turned on.

We initially looked for someone to hire for doing the pond maintenance, but it hasn't worked as the person selected did not show up. We will reach out to S&S to see if they can make a recommendation. Also ask the new person who is doing the weeding around ponds. Roger reports that the ponds are basically doing well, pond 8 may have a slight leak, they are looking into it.

Trees: Jeff walked with Augustine to look at fruit trees and found others that need trimming. Jeff reported that Augustine is knowledgeable, took care of some of the trees that need immediate work and charged a reasonable amount. They made a list of trees that need work. Make sure that trees that need to be done in the spring get done, so Jeff will make an updated list and send it to the committee members. Jeff will make sure that the stump at 207 SD is looked at and ground down.

We are ready to landscape where the trees were removed. Comcast is here to deal with the cables. 409-411 FF, we need to have the Landscape committee to come up with a plan for the hole left by the tree and notify the homeowners. S&S did the spring clean up and did a better job than in previous years.

Old Business:

1. Handbooks are being formatted, and new forms are put in. Add the springs website to it, and it is ready to go out. The handbook has been reviewed by everyone on the Board and committees, one thing needs a change, and it is ready to go. Blast will go out about the handbook and where to find it. It will be sent electronically but a hard copy is available by request. It will also be put on the spring website.
2. The Board discussed the ponds, as shown above in the notes for the committee.
3. Trees: See above in committee reports.
4. The new rock at the west entrance to the springs to match the east one is ordered and will be installed in May. Jeff will install it.
5. Website. Update, Roger continues working on it, updates each week, has added forms and will add the new Handbook. It is more up to date, and includes all forms and information, more than the Keystone website at the moment.
6. Locking mailboxes. The Board approved a replacement mailbox and sent out an eblast. 20 mailboxes have been installed, and Roger has been putting on the numbers. Some have been returned to Kathryn to give to homeowners who want a new box. The opportunity to get a new box will be in the blast that goes out. If anyone needs help, Roger will help with the post.

New Business:

1. Seasonal Contract. We have S&S and BR&D contracts until October.
2. Drip System Letter. Take off the calendar
3. City Water credit: This information has already been provided; we have good credit that will last until mid-summer.
4. Turning on sprinklers will be April this year. Change the calendar to reflect that it may be turned on in April or May.
5. Compliance walk set for May 29th at 9:00 am. Send out a blast to alert homeowners.

6. Neighborhood concerns. Letter about the ponds from 403 FF, Roger dealt with it. A suggestion to include photos in directory was vetoed. Sprinkler head on 101 FF, the line was cut when the driveway was put in. It is the responsibility of the homeowner to pay for the repair. Annie will follow up with the homeowner.
7. Homeowner on Springs Cove, the sprinkler heads were pointed out at the time she installed the fence, and she is responsible to remove them...that is to pay S&S to move them from inside the fence to outside. S&S will give an estimate to move. We have received information about the fence and will move forward to getting it painted.
8. Send a new lighting policy to ARC and an email that reminds them of what their role is, and what forms must be kept. Make sure a copy goes to Annie.
9. Motion to adjourn, Kathryn moves, Roger seconds.

MEETING ADJOURNED: 4:42

NEXT MEETING: May 18, 2025, at 3:00

LOCATION: 124 Springs Cove, in person and by zoom.

Peg Miller, Secretary