

THE SPRINGS AT COAL CREEK RANCH

BOARD OF DIRECTORS' MEETING

May 19, 2025

In person at 124 Springs Cove and Via Zoom

CALL TO ORDER: The meeting was called to order by vice-president, Roger Hughes at 3:11 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, April 14, 2025, were approved with no corrections. Kathryn made a motion to approve, and Jeff seconded, minutes approved.

FINANCIAL REPORT: Kate Resnick, the treasurer, reviewed the financial reports for 4/30/2025, the balance sheet for April shows that we are ahead of budget for the year, but some bills weren't paid until May, which is normal. All money has been transferred to interest bearing accounts, that had been marked for that purpose.

Annie talked about delinquencies, 1 person is currently delinquent and for just one month.

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: Board discussed that person assigned to committee should be on the email when the committees discuss and approve something. We must be sure to have someone from ARC look at the finished product. Bette brought up some changes that the ARC committee had questions about. The Board explained that the requests go to Annie first, she passes them on to Laura, and when Laura sends them out, she includes Peg in the email. If there is a problem, the ARC will mention it or the Board representative will mention it, and then ARC can discuss it with the Board before a decision is made.

Landscape: The Landscape committee is going to meet to discuss what should be done where a tree was removed between 2 homes. Other landscape issues are discussed below in new business. The request for a new retaining wall, should be consistent with the others in the neighborhood. It should be approved once the Landscape committee sees what the materials are for the project. One homeowner has used black mulch, they have not asked the Landscape committee but a tree was removed there. The Homeowner will be asked to remove the black mulch, suggest contractors to help, and ask the LRC to suggest and then do what should be done in that area. Kathryn will look at the landscaping.

Ponds: The clean-up of ponds can be done by Green Man, taking care of traps, checking out ponds, see that they are operating. Sun and Shade can do it for less, \$60.00 per hour. Should be done several times per week. Roger reports that the ponds are basically doing well, but pond 7 may need work. RB&D will come out once each week for 2 hours each time to work on the ponds.

Trees: Jeff walked with Ed at Augustine trees, and work was done. Jeff is getting more requests from homeowners, directly to his email. Those emails should go to Annie. Two aspens must come down, they have died. Jeff made a list of trees that need work. The Board will 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. Ed is going to take down the Aspens and bid on removing the stumps. We are going to look at others to grind stumps and compare the prices. Ed can come out this week to take down the Aspen trees, but not sure if he will be able to cut all of the limbs that are on the list. Jeff will contact Christian to see if he has time to take care of the stumps.

Old Business:

1. Pond 5 Lighting: The big powerful lights don't work, haven't been coming on. No electricity to them. They may not be needed, solar lights have been added and it all looks good.
2. The Board discussed the changes to the Covenants and By-laws.
3. Trees: See above in committee reports. The Board will discuss the 5 feet around homes, also the fire mitigation and rebates offered by Boulder County. Some information will be included in the newsletter.
4. 2025 Guide/Policy update to include fire hardening and outside lighting.
5. West Entrance Sign: Thanks to Jeff for installing the new Rock sign, looks great. Old sign will stay on the entry on west side. If the light is not working, Roger will look at it and Annie will let the master know if it needs work.
6. Compliance Walk is scheduled for May 29, we will meet at 9:00.

New Business:

1. ADU Review. If anyone asks, we will address it then.
2. Concrete. Some areas of the sidewalk are coming up because of tree roots. The Board will look at sidewalks when we do the compliance walk. We will discuss later if we want to do concrete this year.
3. Neighborhood concerns and ideas. Homeowner who needs to paint fence, has chosen a color, Roger got it from the homeowner and handed it to Annie

4. Another issue with frogs. It was reported that someone was shooting at frogs, no one heard it this year, but it could be the person who did it last year. Around pond 4. Homeowner was told not to do it again last year, but it wasn't witnessed, just heard the shots. Did not call the police. Nothing more the Board can do at this time. Roger will go talk to homeowner who complained.
5. Additional Landscaping needs in the common area, discussed during the LRC above.
6. Compliance walk set for May 29th at 9:00 am. Send out a blast to alert homeowners.
7. Golf course signs, say that they may enter on our property to retrieve the balls. On hole 13, change to "private property, no trespassing."
8. Fence along cherry is maintained by HOA, will be repainted.
9. Motion to adjourn, Kate moves, Roger seconds.
10. Actions: Annie will contact owner of pod, ask Laura to send all ARC to Peg and committee, ask Master if lighting policy approved. Denial of ARC black mulch, call stump removal owners, Jeff will give Annie the list. We will come up with a plan to landscape the area where stumps are ground. Prioritize the landscaping.

MEETING ADJOURNED: 5:18

NEXT MEETING: June 16, 2025, at 3:00

LOCATION: 219 Springs Drive in person and by zoom.

Peg Miller, Secretary