

THE SPRINGS AT COAL CREEK RANCH

BOARD OF DIRECTORS' MEETING

June 16, 2025

In person at 219 Springs Dr and Via Zoom

CALL TO ORDER: The meeting was called to order by Kathryn at 3:05p.m.

ATTENDING: Kathryn Oakes, President, Jeff Raikes, Director,(by phone) 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, May 19, 2025, were approved with no corrections. Kathryn made a motion to approve, and Kate seconded, minutes approved.

FINANCIAL REPORT: Kate Resnick, the treasurer, reviewed the financial reports for May 2025, the balance sheet for May shows that we are ahead of budget for the year, but some bills weren't paid until June, which is normal. Our accounts are in good shape and we are earning interest. We did not spend as much as expected on snow removal. Kate suggested that we keep one month of expenses in checking and the rest in an interest bearing account. Voted and approved.

Roger talked about delinquencies; 2 persons are currently delinquent, letters have been sent.

OWNERS ISSUES: None raised at the meeting, others discussed below.

Committee Reports:

ARC: Board discussed that person assigned to committee should be on the email when the committees discuss and approve something. The Board policy is to

have a liaison for each committee who is included in the emails, without any response unless it is necessary. 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 conducted a walk around with Kathryn and sent an update of recommendations to the Board. Work on fence around utility, Roger got a bid for \$1,273 for a picket fence around the edge of the sunken utility. Annie will check with another fence company for a second bid. The Board talked about the list of projects, all look fine.

Work on common area adjacent to 203 Springs drive was complete, including sod. Some rock was removed and Roger will follow-up with Ivan to find out where it is. We may need to use it at other places. Sod needs to be watered 3 times a day for first week, ten minutes each time, then 2 times per week for the next week. Kathryn will water the sod for now. 422 FF wants branches trimmed, Jeff will follow up. 407 wants a pine tree trimmed, arborist will look at it but he doesn't normally trim them in the summer. Annie will tell them know. Ed is removing aspen at 107 next week.

Ponds: The clean-up of ponds is ongoing by BR&D. Just finished pond 7, now all are complete except pond 6 needs light trimming. Green Man is doing the weeding. Someone killed the lilies on pond 7, looks like it was sprayed or something thrown on it. Ivan will help with the ponds, using his day laborers. Should be done several times per week. Roger reports that the ponds are basically doing well. RB&D will come out once each week for 2 hours each time to work on the ponds, we can use them less than we have in the past. Handwritten sign found and removed from one pond, it said don't cut grasses.

Trees: Jeff looked at some Aspens in a neighboring lot and agreed that the two should be removed as they are dead and may fall. Remaining tree stumps were ground, 13 stumps, all well done.

Old Business:

1. The Board discussed the changes to the Covenants and By-laws. Still working but moving forward.
2. West Entrance Rock sign, Jeff will update, will move it slightly.
3. Concrete Plans. There is a big concrete hole on Fairfield, city is responsible, it is in front of 228. Annie will contact the city
4. Golf Course Signs update, Roger has spoken with the advisory board for the golf course, to approve the signs. We want to be good neighbors with the golf course.
5. Fences need painting. One is on HOA property, others are on boundary. Kathryn will buy paint, same color as before. Majority of Board members agree that it is HOA maintenance.

New Business:

1. Common Area Landscaping needs, rocks near pond 3.
2. Master HOA delegate, Peter Oakes, vote. Kathryn makes a motion that Peter Oakes be named as delegate to the Master, second by Roger, vote approved.
3. Landscape and tree policy. Discussion of the proposed policy for landscaping, and all agreed it explains our declaration as written. New policy, Peg moved and Roger second that we approve the new policy for landscaping and trees. The policy will be explained first, then become effective on August 1, 2025. The Board agrees that the policy is not new, we are just putting it in writing and making it easier to understand.
4. July newsletter. Landscape policy (Peg), compliance walk and follow-up (Kate), new officers for next year (Kathryn) mailboxes (Kathryn), comings and goings (Kathryn). Each board member will write a portion, volunteer fence

painting, (Roger) post-pone till September, and include a suggestion that homeowners be aware of copper pipes and sewer issues.

5. Compliance letters and follow up. One homeowner asked about removing an Aspen. The letter should be clearer about homeowners responsibility and what they should do to comply. Date for follow-up compliance walk on July 11 at 9:00. Letters went out June 5, the day of compliance walk. The Board discussed ways to give homeowners suggestions or help if needed.
6. Winter vendor review, Sun&Shade, blast to ask homeowners to provide input for the winter snow removal. Also a separate email to homeowners to evaluate our manager.
7. Neighborhood concerns and ideas. Hydrangea, complaint about it but Kathryn resolved. Ask for bushes to be trimmed near west entrance, it is golf course ownership. Annie has called the golf course to request that the trees be trimmed.
8. Additional Landscaping needs in the common area
9. HB-25-1043 Collection Policy Update Required. Altitude law, the Board voted that we will pay to have them write the new policy for \$250.
10. Q2 Keystone Board Education, Monday, June 30, 2025.
11. Action Items. Newsletter by June 25, all articles due. Annie: altitude law on new policy, contact city about pavement, do blast to review Sun and Shade.

Kathryn will facilitate the meetings in July and August by zoom.

MEETING ADJOURNED: 5:00

NEXT MEETING: July 21, 2025, at 3:00

LOCATION: 332 Fairfield Drive in person and by zoom.

Peg Miller, Secretary