

THE SPRINGS AT COAL CREEK RANCH

BOARD OF DIRECTORS' MEETING

July 21, 2025

In person at 332 Fairfield Dr and Via Zoom

CALL TO ORDER: The meeting was called to order by Kathryn at 3:03p.m.

ATTENDING: Kathryn Oakes, President, (by zoom) Jeff Raikes, Director, Kate Resnick, Treasurer, Roger Hughes, Vice-President and Peg Miller, Secretary. Annie Douglass from Keystone was present.

Yvonne, homeowner 422 Fairfield, asked to have trees trimmed back, leaves and lower branches, 422 Fairfield Lane. The trees are on the list, we will talk about it at meeting and will let them know what the arborist suggests.

APPROVAL OF LAST BOARD MINUTES: Minutes from the last meeting, June 16, 2025, were approved with no corrections. Kathryn made a motion to approve, and Kate seconded, minutes approved. Notice of the current meeting was given timely by Annie.

FINANCIAL REPORT: Kate Resnick, the treasurer, reviewed the financial reports for June 2025, the balance sheet for June shows that we are ahead of budget for the year, but some bills weren't paid until July, which is normal. Our accounts are in good shape and we are earning interest. Everyone is paying dues on time, that's great news. Income statement, two homeowners paying for sprinklers who are doing renovations. Water is going up, but we will come in under our budget. Similar to last year. Tree budget has funds so we may do some more tree work this year.

OWNERS ISSUES: One 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. The ARC has approved some items that we may have not approved had the Board looked at it. Bette is still leaving Peg out of the emails,

Landscape: Nothing from Kate. S&S had looked at sprinklers, the water had been shut off at Springs Cove. The work on Fairfield was completed by Ivan and he did a good job. One more project at 400 Fairfield, to add sod.

Homeowner has asked how to find property lines, can use the county website.

Ponds: The clean-up of ponds is ongoing by BR&D. Roger has stayed away from Pond 4 because one of the homeowners has been abusive. Roger sends BR&D a detailed email suggesting what they do each Monday when they are here. They have cleaned out pond 8. Some homeowners have asked to have lilies removed, we will ask when a good time to do it is. If it is not the right time, it is not good, and it is expensive.

Board needs to do something about the homeowner on pond 4 who is harassing BR&D and our volunteer members. It is causing problem. He has been asked before and he has not stopped, and we need to do something about it. Annie will write a letter to homeowner, warning him to stop contacting Board members and vendors.

Trees: Jeff has looked at many trees, and we have a list of trees that need attention. The list is from homeowners and from the compliance walk. We have already done a lot this year and spent quite a bit. Jeff suggests we update the spreadsheet and add a column for cost of work for the trees. Jeff will talk to Ed, walk and look at trees and see what can be done now and get some estimates. There may be areas where tree roots are impacting cement areas.

Old Business:

1. The Board discussed the changes to the Covenants and By-laws. Still working but moving forward. We will have a town hall to discuss when they are complete. The Board will review the proposed Covenants by July 31, and let the committee know if there are any questions or concerns. Then the committee will finish and send them to Annie for review by Altitude Law. A maximum of ten hours is approved for payment.
2. Newsletter: no feedback or comments.
3. Compliance walk, about half completed and other half got follow up letters. August 22 is the next follow up compliance walk.
4. Sun and Shade, ask homeowners for winter review. Roger will draft.
5. 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. It is in the works. We will look at it, and approve next meeting, then it can go out to all homeowners.

New Business:

1. Insurance review. Kate looked at our policies, we have what we need, but we should look around when our insurance is due, see if there is a better offer.
2. Access to Ponds: Start thinking about how we open up the ponds to more people. Pond 7 is the first obvious one. Do homeowners want to spend the money to have access. We should let people know that they can go to pond 4 if they want.
3. Asphalt with city. They are not going to do anything; they are going to do it in their cycle. Not sure if they looked, we may ask homeowners to complain. All people in that area should call the city, to see if that will help. 220 Fairfield to 280, also on Springs Drive there is a problem. Homeowner complaints can be done through the Louisville web site.

4. Budget prep will be next meeting.
5. Keystone invites all board members to meet all of the vendors.
6. Neighbor concerns, pond 4, no other. There are a number of houses on the market, not moving as fast as before.
7. Action Items. Annie will provide information for the 2026 budget prep, Kate will create a draft. Annie will talk to Bette about ARC. Roger will draft a blast about the lillys on the pond. Annie will draft a letter for review to send to the homeowner on Pond 4. She will draft by Wednesday, after review, then letter will be sent with return receipt. Jeff will get with Ed about trees, and will look at the sod at 400. Katherine and Jeff will read declaration by July 31 and return to committee. Annie will then give to Altitude for 8-10 hours, Roger will do S&S review, August 25 at 9 is walk, other letters have gone out. Annie will ask homeowners to send letter to city about asphalt. Katherine will get back with homeowner about property lines. Jeff will update spreadsheet with tree costs. Roger will give Kate a budget template.

MEETING ADJOURNED: 4:42

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

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

Peg Miller, Secretary

Approved by: _____

Title: _____

Date: 08.18.2025