

THE SPRINGS AT COAL CREEK RANCH

BOARD OF DIRECTORS' MEETING

September 15, 2025

In person at 219 Springs Dr. and Via Zoom

CALL TO ORDER: The meeting was called to order by Kathryn at 3:00 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 present. Notice of the meeting was provided to all homeowners. Homeowners present on zoom.

Homeowner input: This is a hearing about the unit on a driveway on Fairfield. Water damage began last January and they have to deal with insurance adjusters and a contractor to do the work. The insurance will not pay the amount the contractor asks, around \$30,000. Kathryn explained that it is such a long time and she has received complaints from neighbor. They need the pod for the furniture while dry wall and carpet are replaced. She can't move forward without a response from the insurance adjuster asked to be able to keep the pod in the driveway. The Board discussed the matter and will give them one month to move it.

APPROVAL OF LAST BOARD MINUTES: Minutes from the last meeting in August 2025, were approved with no corrections. Kathryn made a motion to approve, and Roger seconded, minutes approved. Annie was late giving notice to the homeowners and providing a meeting packet to the Board.

FINANCIAL REPORT: Kate Resnick, the treasurer, reviewed the financial reports for August 2025, the balance sheet for August shows that we continue to be ahead of budget for the year. Expenses will increase in the coming months for the pond and if it

snows. The Income statement shows that of six homeowners on list of unpaid, 2 have paid, one on payment plan. One homeowner owes three months and Keystone is following the collection policy. Two homeowners late for one month.

The water cost is going up, but we will come in under our budget for this year, similar to last year. The tree budget has funds so we may do some more tree work this year.

OWNERS ISSUES: One raised at the meeting, noted above, others discussed below.

Committee Reports:

ARC: The chair of the ARC does not want to be the chair any longer. The spreadsheet is in good shape. Peg will take over as chair and send an email to ARC members.

Landscape: Kathryn walked with Justin, Green Man, and Bev and looked at weeding. He knows he forgot a part but will bid for four times next year. He has sent an estimate for \$1500 to remove some junipers around the pond and a few other areas. Two areas around pond 4 near 403 and 405 Fairfield, the green man will be coming to clean up and deadhead around pond. The project will cost \$1500. Kathryn made motion to accept the bid, Roger second, it was approved.

Ponds: BR&D has a new person for chemical treatments. Roger sat down with BR&D, and talked about the new person, particularly on pond 7. Pond 3 and 4 also not looking good. Today they came and did a full clean of pond 2, will be ready to turn off in fall.

Pond caretaker: Annie has reached out to vendors with the job description and vendors want a clarification. She hasn't received a bid yet, but someone told here it would be around \$40,000. Green Man may be interested in helping, one of his workers may want to do it for \$50 per hour. We are not changing BR and D.

Trees: Jeff sent a new list of trees and Augustine (Ed) is starting to work on the list. The money is in the budget. The list is from homeowners and from the compliance walk. We should send an email to homeowners to say that Ed will be here Wednesday, Thursday and Friday this week. And other times that he will be here. Alert homeowners when we know he is coming. He will do some of the trimming in the winter, since that is a better time to trim. Christian will grind the stumps. We still have a tree budget that allows us to look at more of the Aspen that are dying and get those done this year. Add to newsletter and ask homeowners to tell us if they need anything trimmed.

Old Business:

1. The Board discussed the changes to the Covenants and By-laws and they have been finalized. We will have a town hall to discuss them on Saturday, October 11 at 10:00 a.m at the clubhouse. Email will go out to everyone with a copy of the covenants and by-laws. Annual meeting is scheduled for November 10.
2. Compliance walk follow-up on August 25, still some homeowners are not in compliance and have gotten new letters. The home on 205 Springs is removed from the list after speaking to the homeowners. We need to look at the letters and revise them. They are not what the Board would like to see. Put on the list to do. The current list is not correct, Roger will have to get a new list. The list will be updated and letters sent to homeowners on the list.
3. Sun and Shade, for winter review 15 responses, fewer comments. S&S received a 3.7 rating.
4. HB-25-1043 Collection Policy Update Required. Altitude law drafted the new collection policy. The requirement that HOA contact homeowner by phone or email, can send by email or post on unit. Also more rules regarding foreclosure, to try to avoid. Approved and signed by Katherine.

5. 2026 Budget preparation. Kate prepared the budget, there are still some outstanding amounts. The pond caretaker is not known for sure. She will add a concrete budget. Board discussed the various lines on the budget and made some decisions about the amounts. We may need some work on the ponds that may be more than in the budget.
6. Concrete work, Javier has the best bid, Jeff will help direct him what to do.

New Business:

1. Sun and Shade 2026 landscaping contract. The Board discussed. We need to talk to Sun and Shade about weed control, the subcontractor did not do a good job and did not give notice. We will not sign the new contract until the issue is resolved.
2. Sun and Shade weed removal contract; Get another bid. Jeff will check with Ivan and get another estimate.
3. The new contract for Keystone includes \$25,000 for one year and a higher amount for two years. Why is there a 25% increase from our last contract. Rebecca the regional director came up with the amounts. Kate will send her an email and see if the amount is negotiable.
4. Committees: In ARC and Landscape, the chairs don't want to do the job any longer. It requires more electronic input, and many guidelines. Board members will take over as chair. Peg for ARC and Katherine for landscaping. We will talk more about it.
5. Board of Directors election. Katherine, Roger and Jeff are all up for election. Kathryn will continue but not as president. Roger and Jeff will let us know shortly what they will do. The Board discussed the timeline for the Annual meeting.
6. Newsletter: Suggestions for newsletter and for upcoming blasts. Trees and gutters can be in a blast before the next newsletter. Kathryn will work on blasts.

7. Action Items. Annie will send a letter to homeowner giving them 30 more days to move the pod. Annie will give us the feed back on Sun and Shade. Annie will tell Javier that he can do the concrete and send everyone the info about him and schedule him. Annie will give the homeowners the two names of concrete vendors if they want to hire them on their own. Annie will send out the covenants and by-laws with a notice of a town hall for 10/11. Roger will put documents on the website. Annie will talk to Sun and Shade about the weed control, they did not tell us when they were coming and they missed many spots. Kate will talk to someone at Keystone about the increase in fees. Jeff will work with Kathryn on the tree blast. Roger will send Kate info for the budget. Kathryn will work on a new date for a compliance walk. Peg and Kathryn will meet about the committees. Katherine will send a blast about the town hall and the trees. Annie will notify 205 springs about the compliance. Annie will schedule Green Man, Annie will send us a draft of the covenants and by-laws email before it goes out.

MEETING ADJOURNED: 5:00

NEXT MEETING: October 13, 2025, at 3:00

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

Peg Miller, Secretary