

THE SPRINGS AT COAL CREEK RANCH HOA
BOARD OF DIRECTORS MEETING
WEDNESDAY, JANUARY 21, 2026 @3:00 P.M.
at Kate Resnick's home at 332 Fairfield Lane
and Virtually Via Zoom

AGENDA

Call To Order

- Time:
- Board Members Present: ☐ Dennis Maloney – Vice President ☐ Roger Hughes - President
☐ Peg Miller – Secretary ☐ Kate Resnick - Treasurer ☐ Jeff Raikes - Director
- Representing Keystone: ☐ Annie Douglass

Homeowner Concerns: *Each person shall have three minutes to speak.

Previous Meeting Minutes: Board of Directors Meetings

1. October 13, 2025 (pgs. 1-5)
2. December 1, 2025 (pgs. 6-8)

Financials as of December 31, 2025 – Treasurer's Report

1. Balance Sheet (pgs. 9-10)
2. Income Statement (pgs. 11-12)
3. Delinquency Report (pg. 13)
4. Disposition of 2025 Surplus Funds

Committee Reports

1. ARC – Monthly Report, Chairperson Peg (pg. 14)
2. LRC – Project Tracking Spreadsheet, Chairperson OPEN (pgs. 15-17)
3. Ponds - Status of pond repairs - Chairperson Roger
4. Trees - End of year work - Chairperson Jeff

Old Business

1. Keystone Management Contract
2. Fence Painting Update
3. Insurance Update
4. JTG Conflict of Interest Disclosure
5. Bylaws and Covenants Filing Paperwork

New Business

1. Tax Prep & Audit Bid – Weidner & Assoc. (pgs. 18-24)
2. Winter Newsletter
3. Reserve Fund Planning
4. Committee Structure Discussion
5. Update Springs Guidelines Handbook
6. 2026 HOA Calendar (pg. 25)
7. Review Keystone Work Order Function

Adjournment

- Date of Next Meetings: Board of Directors – February 18, 2026
- Time: 3:00 p.m.
- Location: TBD and virtually via zoom