

THE SPRINGS AT COAL CREEK RANCH HOA  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, FEBRUARY 18, 2026 @3:00 P.M.  
at Jeff Raikes' home at 126 Springs Cove  
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 ☐ John Dowdel, CMCA

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

Previous Meeting Minutes: Board of Directors Meetings

1. January 21, 2026 (pgs. 2-4)

Financials as of January 31, 2026 – Treasurer's Report

1. Balance Sheet (pg. 5)
2. Income Statement (pgs. 6-7)
3. Delinquency Report (pg. 8)
4. Disposition of 2025 Surplus Funds (pg. 9)

Committee Reports

1. ARC – Monthly Report, Chairperson Peg (pg. 10)
2. LRC – Project Tracking Spreadsheet, Chairperson Dennis (pgs. 11-13)
3. Ponds - Status of pond repairs - Chairperson Roger
4. Trees – Spring Trimming - 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
6. Reserve Fund Planning
  - a. Sod
  - b. Pond Landscaping
  - c. Pond Repair
  - d. Tree Trimming – address fire mitigation plans
  - e. Concrete
  - f. Other
7. Update Springs Guidelines Handbook
8. Keystone Work Order Function
9. Follow up on SOS and DORA renewals
  - a. SOS: July 2026
  - b. DORA: Feb 2026

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New Business

1. Tax Prep & Audit Bid – Weidner & Assoc. (pgs. 14-19)
2. Fire Mitigation Discussion –
  - a. New City of Louisville guidelines (pgs. 20-21)
  - b. Homeowner Insurance concerns
3. Insurance Requirements
4. JTG Vendor Approval
5. Policy for Late Fees & Interest (pgs. 23-34)
6. Common Area Landscape Needs

Adjournment

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