

THE SPRINGS AT COAL CREEK RANCH

BOARD OF DIRECTORS' MEETING

January 21, 2026

In person at 332 Fairfield Drive and Via Zoom

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

ATTENDING: Jeff Raikes, Director, Kate Resnick, Treasurer, Roger Hughes, President, Peg Miller, Secretary (by zoom) and Dennis Maloney, Vice-President. Annie Douglas was present as a representative from Keystone.

Homeowner input: Jane Rich spoke about her homeowners insurance and the new information that the insurance company requests. The issue will be put on the new business next month.

APPROVAL OF LAST BOARD MINUTES: Minutes from the last meeting on December 1, 2025, were approved with no corrections. Roger made a motion to approve, and Kate seconded, minutes approved. Keystone gave homeowners the 72 hour notice required for this meeting.

FINANCIAL REPORT: Kate Resnick, the treasurer, reviewed the financial reports for 2025. The balance sheet for 2025 shows that we have a surplus for the year of about \$95,000.. The Board discussed options about how we might use this surplus, including the option of using some of the funds for deferred pond maintenance. A decision about what to do with the surplus was postponed until we have more information.

Committee Reports:

ARC: There were a few requests, no issues, all were approved.

Landscape: Dennis has been appointed as the new liaison with the landscape committee and will do a walk through with some board members and those on the committee and report back to the Board next meeting.

Ponds: Roger continues to keep up with the ponds Pond 2 was cleaned, pond 3 has a leak that will be addressed in the spring, pond 4 has been repaired and cleaned out and ready for the spring. Pond 5 is fine, 6 has a leak in the upper pool, 7 has been emptied and is being cleaned and repaired, and 8 needs to be drained and repaired.

Trees: Augustine trees is done for the moment but completed a great deal of work before the end of the year. Trees were trimmed and removed as indicated on the spreadsheet. JTG removed all of the stumps. Jeff continues to update the spreadsheet and make recommendations for tree trimming and removal.

Old Business:

1. Keystone Management contract. It has been reviewed, and Roger will speak to Keystone about the proposed cost for next year. Peg has reviewed the contract and will make suggested changes to the document.
2. Fence painting along Cherry. Jtg painted most of it in December but there is a portion that still needs to be done. Jeff will ask JTG to do it.
3. Snow removal contract is with JTG and they will shovel sidewalks on Fairfield as required by the city.
4. New bank signatures are done.
5. New HOA documents, Roger will sign and Peg will file. Roger will send out a blast that they are now in place.

New Business:

1. JTG. Peg will draft a document for Jeff to sign about conflict of interest so it is clear that there is none.

2. Changes were made to the annual Board calendar; the new calendar will be posted on the Springs website.
3. There will be no newsletter for January, we will send blasts if necessary and draft a newsletter in March.
4. Renewal due for DORA, Annie will check on and make sure they are paid when required.
5. Action Items. Roger has kept track and will send out an email to the Board to remind each member of the action items.
6. MEETING ADJOURNED at 4:40.

NEXT MEETING: February 21, 2026 3:00 at 332 Fairfield Drive.

Peg Miller, Secretary