

THE SPRINGS AT COAL CREEK RANCH HOMEOWNERS ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
TUESDAY, MARCH 17, 2026 @3:00 P.M.  
at Roger Hughes' home at 124 Springs Cove  
and Virtually Via Teams  
<https://teams.microsoft.com/meet/21229670752233?p=rIeVRsztW3orXgERzJ>  
Meeting ID: 212 296 707 522 33 - Passcode: Mn9HH6rc

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:  John Dowdel, CMCA  Rachel Newberg, CMCA, AMS

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

Previous Meeting Minutes: Board of Directors Meetings

1. February 17, 2026

Financials as of February 28, 2026 – Treasurer's Report

1. Balance Sheet
2. Income Statement
3. Delinquency Report

Committee Reports

1. ARC – Monthly Report, Chairperson Peg
2. LRC – Project Tracking Spreadsheet, Chairperson Dennis
3. Ponds - Status of pond repairs - Chairperson Roger
4. Trees – Spring Trimming - Chairperson Jeff

**Old Business**

1. Bylaws and Covenants Filing Paperwork
2. Disposition of 2025 Surplus Funds
3. Reserve Fund Planning
  - a. Sod
  - b. Pond Landscaping
  - c. Pond Repair
  - d. Tree Trimming – address fire mitigation plans
  - e. Concrete
  - f. Other
4. Keystone Work Order Demo
5. Fire mitigation discussion
6. Policy of Late Fees & Interest
7. Review 2026 planning calendar

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**New Business**

1. Approval of pond 4 cleanup work order
2. Spring cleanup/landscape start dates
  - a. Irrigation turn-on
  - b. Pond start-ups
  - c. Aeration
  - d. Common area review
  - e. Compliance walk schedule
3. Spring Newsletter
4. Neighbor concerns & questions

Adjournment

- Date of Next Meetings: Board of Directors – April 15, 2026
- Time: 3:00 p.m.
- Location: TBD and virtually via Teams