THE SPRINGS AT COAL CREEK RANCH

BOARD OF DIRECTORS' MEETING

August 20, 2026

In person at 332 Fairfield and Via Teams

CALL TO ORDER: The meeting was called to order at 3:02 p.m.

ATTENDING: Jeff Raikes, Director; Kate Resnick, Treasurer; Roger Hughes, President; Peg Miller, Secretary; and Dennis Maloney, Vice-President. John Dowdel was present as representative for Keystone. Homeowner Barbara Lamm attended via Teams.

APPROVAL OF LAST BOARD MINUTES: Minutes from the July 15, 2026 meeting were approved.

HOMEOWNERS CONCERNS: No homeowner concerns were presented at the beginning of the meeting.

FINANCIAL REPORT: The Board reviewed the July financials and delinquency report. Delinquencies increased slightly, with notices sent as appropriate. Water usage remains higher in some areas. The 428 Fairfield meter is broken and the Diamond Circle meter also requires follow-up. Water usage and projected costs will continue to be monitored for the 2027 budget.

COMMITTEE REPORTS:

1. ARC: One exterior painting request was reviewed. The current guidelines do not require a contrasting trim color, and the Board agreed the request could proceed. A window replacement request submitted to the Master Association will be followed up.
2. LRC: No requests.
3. Ponds: Most ponds are operating well. Heat-related algae continues in several ponds. The Board discussed Pond 4 maintenance and homeowner activity around the pond.
4. Trees: The Board reviewed the tree-work tracking list and remaining 2026 budget. Work that should be completed during cold weather will be scheduled for winter 2026-2027.
5. Work Orders/Compliance: Outstanding compliance and work-order items were reviewed. Several items remain open for follow-up. The next compliance walk was scheduled for September 15 at 9:00 a.m.

CONSENT AGENDA:

None

OLD BUSINESS:

1. JTG vendor requirements. JTG's insurance requirement remains outstanding. Keystone provided JTG with an insurance contact and will continue to follow up.
2. Community Compliance Walk Update. The Board reviewed the August follow-up and scheduled the next compliance walk for September 15 at 9:00 a.m.
3. JTG mid-year review. The review has not yet been completed. Roger will coordinate the review with another Board member.
4. Weeding/fertilizer update. The Board discussed the effectiveness and timing of recent weed treatment. Keystone will ask JTG what product was used, what weeds were targeted, and coordinate additional treatment when weather conditions are appropriate.
5. Common area landscaping. The Board discussed overgrown and drought-damaged areas, including areas near Pond 3 and along Cherry. A property map will be used to identify and prioritize work. The Board agreed to begin obtaining estimates for landscaping and pond-area electrical work.

NEW BUSINESS:

1. 2027 Budget Review. The Board reviewed projected 2026 expenses and a preliminary 2027 budget. Water, landscaping, irrigation repairs, tree work, snow removal, pond maintenance and reserve funding were discussed. JTG was asked to submit outstanding invoices by the end of August. The budget will be reviewed again in September.
2. Reserve Planning. The Board discussed identifying and prioritizing 2027 reserve projects before finalizing the reserve contribution.
3. Landscape Restoration. The Board discussed drought-damaged turf and whether alternative low-water landscaping may be more practical in recurring problem areas.
4. Neighbor Concerns. Irrigation, landscaping and tree-trimming requests were reviewed. Tree work that should not be performed during warm weather will be added to the winter list, and irrigation concerns will be investigated.
5. Insurance Renewal. The Association's insurance renews in October. Renewal information is expected after September 1. The Board will review the renewal before deciding whether additional quotes are needed.

Meeting adjourned: 5:20

Next Meeting: Sept 16, 2026 at 3:00

Location: 126 Springs Cove and by Teams