THE SPRINGS AT COAL CREEK RANCH

BOARD OF DIRECTORS' MEETING

February 17, 2026

In person at 126 Springs Cove and Via Teams

CALL TO ORDER: The meeting was called to order by Roger at 3:01 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 a representative from Keystone. Rachel Newberg from Keystone was also present.

Homeowner input:

Keystone has switched from zoom to Teams. We will use Teams going forward.

APPROVAL OF LAST BOARD MINUTES: Minutes from the last meeting on January 19 , 2026, 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 January 2026. There was not anything unusual in finances in January, just the normal bills. Not much to discuss. There was only 1 homeowner who was delinquent over 90 days.

Committee Reports:

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

Landscape: Dennis is the liaison with the landscape committee. One long-time member has resigned, that leaves 3 homeowners on the committee. We will look for new volunteers.

Ponds: Roger continues to keep up with the ponds Pond 3 has a leak that will be addressed in the spring, Pond 7 has been emptied and is being cleaned and repaired, Pond 6 is turned off and both will be returned in the spring. Bid for pond 4 is $21,000 BR&D, will get another bid. Ask JTG to bid.

Trees: Spring trimming is next on the list, Jeff will check with Augustine about anything that needs to be done. Ask for a quote to remove the dead aspen tree on Springs drive. Also trim back any trees from roof and houses.

Old Business:

1. Keystone Management contract. Discussion will be done without Keystone present.
2. Fence painting along Cherry, 3 sections missed, should be done.
3. Insurance Update, nothing new for HOA
4. Conflict of Interest Disclosure JTG and Jeff signed, given to John to put in the file.
5. New HOA documents, Roger has signed and Peg has filed with Boulder County. Roger will send out a blast that they are now in place.
6. Reserve Fund Planning. Dennis and Kate have prepared a spreadsheet to discuss planning for the future, invest in certain things each year and the ongoing expenses. Board should anticipate and discuss what to plan to do each year to replace and repair our assets and maintain the community.
7. Update Springs Handbook. Dennis will work on it and we will discuss next month.
8. Keystone Work Order Function. Work order tool on the portal is for the homeowner. We can send our request to Keystone, then Keystone will send the work order to the vendor, we chose. Board work orders are different than homeowners. May try to use our own work orders and send to John. Work on getting something in place that the Board can use. Next meeting John will show us how to use the system.

9. Follow-up on Secretary of State filing, due July 2026 and Dora which is due this month. Dora has been done by Keystone.

New Business:

1. Tax prep and Audit Bid. Audit contract was not signed with Weidner, we will use Apex, our regular company to complete our taxes for the year.
2. Fire Mitigation Guidelines, City of Louisville has new requirements, for new builds primarily. Homeowners insurance issues due to fire requirements. The renovation of landscaping around the homes should be within the guidelines for low-flammability. There is a list of plants from CSU that is referenced in our guidebook and our landscape form The Board will update our policy to include the guidelines for our neighborhood. The Board will also look at the water-saving suggestions from previous boards and committees and specifically work on replacing grass areas that are too small to water or where grass does not grow.
3. Insurance Requirements. Homeowners have been getting letters from insurance companies about landscaping and changes that must be made for fire hardening. We should look at the trees to start. Homeowners, can ask for work to be done as a result of the insurance company requirements, and the Board can review the request and decide if anything can be done. A motion was made and passed. Dennis will make contacts to see what the Colorado Board of Insurance has said about this insurance letter.
4. JTG vendor approval, the Board can sign a waiver. The Board wanted to understand why JTG was not approved, they have been approved 3 times but then asked for more information. It sounds like there are 3 things missing, one is ok. JTG has provided information and it is a mis-connection so we need to work on it. John will follow up on it.
5. Policy for Late Fees and Interest. We need to review the amount of late fee and how it is waived. First time late is not charged a fee. After that, a fee is

charged for paying later than 10 days. Ask Keystone how many people are late, and decide if we should change our policy.

6. Common Area Landscaping needs. Come back to this subject next month.
7. How to use excess funds from 2025. Board members will do some work on this and get back to it next month.
8. MEETING ADJOURNED at 4:51.

NEXT MEETING: March 17, 2026 3:00 at 124 Springs Cove.

Peg Miller, Secretary