THE SPRINGS AT COAL CREEK RANCH

BOARD OF DIRECTORS' MEETING

July 15, 2026

In person at 124 Springs Cove and Via Teams

CALL TO ORDER: The meeting was called to order by Roger 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.

APPROVAL OF LAST BOARD MINUTES: Minutes from the last meeting on June 22, 2026, were approved. Keystone gave homeowners the 72 hour notice required for this meeting.

HOMEOWNERS CONCERNS: The owner at 155 Fairfield raised an issue about cats. The cats have been running free and some neighbors have complained. They want to know about a cat condo/patio. There are other cat patios in the neighborhood. He will submit an ARC request from the owner.

FINANCIAL REPORT: Kate, the treasurer, reviewed the financial reports ending June 30, 2026. The receivables are down. We still have credit for one of the water meters. Still expecting invoices from JTG. Looked at water usage, some areas are higher than in the past.

Delinquency report by John. Some catch up has been done, others notified.

COMMITTEE REPORTS:

1. ARC: only 2 requests, deck change and white wash rock, both were approved.
2. LRC: no requests.

3. Ponds: JTG will clean intakes and skim ponds each week as pond caretakers. Pond 7 had a new water-fill clock since it had 2 over fills in the past month. All ponds now have auto-fill except 3.
4. Trees: Ed was here did 419 Fairfield broken branch, also took out one tree and did some trimming. He still has things to do on the list, not sure when he is coming back.
5. Work orders: 101 Fairfield has not taken down the fence, only 6 letters remain incomplete from the compliance walk. Will do another walk in August.
   There were a number of work orders, closed some of them as work is done. Most given to JTG and are done. JTG will be asked to do a zone check of all sprinklers, to take care of a number of work orders and other issues.

CONSENT AGENDA:

None

OLD BUSINESS:

1. Jeff explained to JTG about insurance needed by JTG by the deadline set by the Board.
2. Community Compliance Walk Update. Letters went out after the July walk, will do a follow-up on August 4.

NEW BUSINESS:

1. JTG mid-year review. Break-out the mowing crew: they miss some areas. They took care of the weeds, but they should understand what we expect. The lawns that are dying or have a lot of weeds, need to be taken care of. Weeds at the ponds need to be done. Javier is doing weed application today. Remind JTG not to spray grass clippings into the pond. Some areas are still not being mowed each week, they are not consistent. They are doing more work than they are being paid for. Comments to Roger about JTG by the end of the week.
2. How to move forward on Pond 4. Three people have volunteered to help with pond 4, they will talk to neighbors about what needs to be done and give the Board a list to decide on priorities for work at the pond. Homeowners want to change the attitude of their neighbors about the pond and generally help with the pond.
3. November date for annual meeting, set for the second Monday in November, November 9. 2 board members are up this year.
4. Keystone website update. Some things can be changed, but some cannot not. Send Policy on trees and landscape to John to be added to the website.

5. Weeding/fertilizer update. Talk to JTG about weeding and areas. Rain next week so JTG will fertilize. Send the info to John who will send out a blast to alert homeowners to fertilizing activity.
6. Common areas landscaping. Grass can be put over stumps, will do in the fall. Dennis has made a list and will provide to the Board members.
7. Newsletter topics were addressed and divided for writing by Board members, some are done. Roger will complete and get a draft to John.
8. Neighbor concerns: Sprinklers and tree trimming make up the most concerns and most were addressed above.

Meeting adjourned: 5:05.

Next Meeting: August 19, 2026 at 3:00

Location: 332 Fairfield and by Teams

Peg Miller

Secretary