THE SPRINGS AT COAL CREEK RANCH

BOARD OF DIRECTORS' MEETING

June 17, 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 May 20, 2026, were approved. Keystone gave homeowners the 72 hour notice required for this meeting.

HOMEOWNERS CONCERNS: The owner at 208 Fairfield raised an issue about the landscaped area between her house and 220. Both owners believe that they are not obligated to weed or trim that area. Instead they ask that the HOA take care of it. Neither homeowners put in the rocked area, it was done by previous owners. The Board listened to the concerns of both homeowners and gathered more information. A letter setting forth the Board decision will be sent to the homeowners. Roger pointed out that the governing documents at page 13, section 7.1 (b) requires homeowners to maintain any area that has been fenced or changed by the homeowner, as well as at least 3 feet around the perimeter of the home. Section 7.4 includes a statement that a decision by a previous Board does not constitute a waiver of the requirements of the governing documents.

FINANCIAL REPORT: Kate, the treasurer, reviewed the financial reports ending May 31, 2026. There are some funds moved into the reserve checking account, we have some expenses from reserve.

New collection policy is working. Credit with water is used, we will be billed starting in June. Most of JTG billed at end of month, so won't be in financials until June.

Little expense billed yet from BR&D.

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

COMMITTEE REPORTS:

1. ARC: only 2 requests, painting and deck replacement, both approved.
2. LRC: a few requests, all approved, only 1 left, waiting to sign.
3. Ponds: Roger has a volunteer for pond 6, rest of the pond work will be done by JTG. JTG will clean intakes and skim ponds BR&D will continue to do technical work as in the past. Pond 4 will be monitored by 2 homeowners at the top, and two more homeowners at the bottom. Pond 7 has overflowed but a homeowner will watch that pond in the future. Some ponds now have auto-fill. Roger will put a reminder in the newsletter about homeowners looking out for the ponds and call if they see something.
4. Trees: Ed was here but later than expected, but began the approved work. He still has things to do on the list, not sure when he is coming back. We need to send a note to 422 Fairfield that the Aspen will be removed.
5. Work orders: fence needs to be painted, 102. A number of sprinkler issues, being repaired. Trees that need to be trimmed.

CONSENT AGENDA:

Three documents had been reviewed by Board members prior to the meeting. The new ARC form and new LRC forms were approved. Agreement and Indemnity agreement also approved.

OLD BUSINESS:

1. Reserve planning document, explained by Dennis. Document that anticipates the future and spreads out major work over a period of time. Good tool for future. Board will decide what we should do this year. There has been a lot of deferred maintenance, so we have to break it down and do things over time.
2. Jeff explained to JTG about coming up with insurance by the deadline set by the Board.
3. Community Compliance Walk Update. John got a little feedback. Letters went out May 28, must be taken care of by July1. The Board will do a follow-up walk on July 2 at 9:00.

NEW BUSINESS:

1. Concrete update. 382-384 should be done next. Look at others in the coming weeks to add to list if necessary.
2. ARC and LRC updates: All resolved.
3. Lawns and sprinklers. Lawn sprinklers will be on 3 times per week. 12-30 minutes, depending on sprinkler head. Jeff will talk to JTG about the times for each zone and maybe change one from 6:00pm to later time. Also ask JTG to weed the common areas, and particularly the space at Pond 1.
4. We should look at getting the electrical issues fixes at each of the ponds.
5. Newsletter topics were discussed and divided for writing by Board members.

   Include watering lawn mowing, landscaping around the ponds, rentals for Sundance and the new policy on late fees. Also, it will make John's work easier if owners use the Springs forms, not the Master and send them to John.
6. Neighbor concerns: Most addressed above, John talked about a few others he received, all have been resolved. Tree at 419 FF will be looked at by arborist. More landscaping needed around the ponds. Ask JTG to raise the height on mowers so that grass is not cut too short, can even skip a mowing when very hot.

Meeting adjourned: 5:11.

New Meeting: July 15, 2026 at 3:00

Location: 124 Springs Cove and by Teams

Peg Miller

Secretary