THE SPRINGS AT COAL CREEK RANCH

BOARD OF DIRECTORS' MEETING

March 17, 2026

In person at 124 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: The board had a discussion about a homeowner who has water issues and may need a French drain. The area is owned by the city, but we have an easement across it. Dennis and Roger will contact the city to see what they are willing to do. The Board explained to the homeowner, that anything on their property is their responsibility. We will also take a fresh look at the sprinklers in the area.

APPROVAL OF LAST BOARD MINUTES: Minutes from the last meeting on February 17 , 2026, were approved with no corrections. Peg made a motion to approve, and Dennis 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 February 2026. There was not anything unusual in finances in February, just the normal bills. We are ahead in the budget, primarily because we have had little snow removal this year.

Keystone suggested that we move our retained earnings of about $100,00 from our operating fund to our reserve fund. We are currently prioritizing projects, particularly ponds and landscaping to use some of the funds, but they can be used from the reserve

fund if and when needed. Kate moved, Dennis second, all agreed that the money should be moved.

There were several homeowners who were delinquent. They have been sent letters.

Committee Reports:

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

Landscape: Dennis is the liaison with the landscape committee. Only one request which has been approved.

Ponds: Roger continues to keep up with the ponds. Pond 4, JTG started the work, empty bottom pool, they removed lilies and muck. Found 4 areas where liner is torn, BRD will get back to Roger about what needs to be done. JTG will prep the area for repair. 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 from BR&D, Roger will get another bid for the work.

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. Bylaws and Covenant, filed with Boulder County and a copy given to Keystone. It will be added to our website.
2. Disposition of 2025 Surplus funds. We have moved surplus to the reserve, some of it will be used for the pond repairs.
3. Reserve Fund planning. Dennis continues to work on the reserve fund. He asked Board members to think about work that needs to be done, not only to pond, but common area landscaping, sprinkler system, and concrete and paving work.

4. Keystone work order demonstration. Roger has used the system and John will create a page for each pond an other items as they come up.
5. Fire mitigation and Louisville new ordinance. The Board walked the property and looked at junipers and talked about what can or should be done. We will make a list of the priorities.
6. Policy regarding late fees and interest. Kate discussed the issue that many fees were being waived, but the HOA still must pay keystone. The Board agreed that a one-time waiver to each homeowner is all that will be granted. The Board also discussed the charges from Keystone and John will provide more information. Kate and Peg will continue to work on editing the policy.
7. Review 2026 planning calendar. All issues were addressed.
8. Keystone Management contract. Roger is waiting for a call back after Keystone reviews our suggested changes..

New Business:

1. Approval of pond 4 clean-up order and add-ons. The Board approved the expense.
2. Spring cleanup/landscape start dates. Roger provided a document outlining the dates, the sprinklers will be turned on in the following weeks, and the clean-up will be done. Roger will send out a blast about the dates.
3. JTG vendor approval, work on getting the final documents.
4. Spring Newsletter. Roger handed out a list of subjects and some suggestions. The Board divided the writing duties and will have the first draft to Peg by Monday, March 23.
5. Common Area Landscaping needs. Come back to this subject next month.
6. MEETING ADJOURNED at 4:45.

NEXT MEETING: April 18, 2026 3:00 at 314 Diamond Circle.

Peg Miller, Secretary