THE SPRINGS AT COAL CREEK RANCH

BOARD OF DIRECTORS' MEETING

May 20, 2026

In person at 126 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 April 22, 2026, were approved. Peg made a motion to approve, and Roger 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 April 2026. JTG is now caught-up with invoices. We have some project coming up that may be funded from the reserve account.

There were several homeowners who were delinquent. They have been given notice. Kate asked for approval to pay for an audit that had been discussed some time ago. The Board approved.

Committee Reports:

ARC: There were no requests since the last meeting.

Landscape: Dennis is the liaison with the landscape committee. Several requests were made and approved. The Board discussed a landscape request to remove grass in a small area and cover with rock. The issue was who would care for the tree within that space if the HOA no longer cared for the area. The

governing documents put the responsibility on the homeowner for any changes to landscape and care going forward. We will draft a maintenance agreement for the homeowner to sign.

Ponds: Roger continues to keep up with the ponds. Pond 4 needs some more work. The Board still needs to discuss replacing some of the electrical components for the ponds.

Trees: Jeff walked the area with Ed from Augustine trees and updated the list for the spring trimming, as well as trees that will wait until winter. The Board added two trees to the list and approved the proposal from Augustine trees. There was a request from homeowners to save an Ash tree near pond 4, but given the arborist opinion, it appears to be a hazard and will be removed.

Work Orders Report. John went through the outstanding workorders and will respond to those that are not yet resolved.

Old Business:

1. Fire mitigation. Board will look at junipers when they do the walk on Friday.
2. Jeff sent an updated watering schedule to the Board. The Board decided that we should continue to water two days each week as requested by the City.
3. JTG vendor requirements. The Board discussed that JTG has improved their insurance coverage, and are very close to the Keystone requirement. The Board voted to sign a waiver for now, and give JTG a chance to update the insurance even more.
4. 120 Springs Cove drainage issue was discussed. Dennis spoke to the city and they are drafting an agreement so that the HOA can make changes to the area. JTG will look at the area again and make recommendations about repair. A broken sprinkler was adding to the problem.

New Business:

1. May compliance walk was postponed until May 22 due to the weather.
2. Neighbor concerns and questions. Discussed above.
3. Concrete update, area is complete and Board voted to approve payment.
4. Board ran out of time, and was not able to discuss the Reserve spending fund that Dennis has prepared.
5. MEETING ADJOURNED at 5:14.

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

Peg Miller, Secretary