

The Spires Drainage Homeowners Association, Inc.

Annual Meeting Minutes

Location: Fire Station 16 Community Meeting Room

January 24th, 2023

Mr. Marvin called the General Membership Meeting of The Spires Drainage Homeowners Association to order at 6:03 p.m.

Present were as follows:

John Marvin	President
Michelle Grove-Reiland	Vice President
Wayne Booker	Treasurer
Kevin Hoag	Director at Large
Derek Patterson	Z&R Property Management
Bret Lacey	Fire Marshal
Ashley Whitworth	Wildfire Mitigation Office
Melissa Hoffman	Wildfire Mitigation Office
Cory Ashby	Wildfire Mitigation Office

The Annual meeting notice was mailed before the meeting, including detailed reports and information from the Board. A Zoom link was also available to live stream the meeting.

Homeowners present: A total of fifty-two (52) homes were represented, fourteen (14) in person, thirty-two (32) by directed vote, and six (6) attending by Zoom. A quorum was present [19]. Mr. Patterson conducted roll call.

All four members from the Colorado Springs Fire Department provided information on different topics ranging from the yearly Chipping Events, the Wildland Urban Interface, resources available to residents, vegetation management, emergency planning (COS Ready), current mitigation work for the Fisher Canyon area west of the community [45 acres have been completed with 90 acres to be done total] and mutual aid agreements with neighboring communities (NORAD). A handout was provided to all members, followed by a question-and-answer period.

Mr. Marvin presented the **President's Report**.

It was noted that the Catastrophic Flood policy for the two Debris Flow Basins was not renewed this past year, a specialty insurance line last held with Lloyd's of London. Other carriers were sought without success. The Board kept funding in place in the event coverage may be found this year.

The recent sale of the open space along the western border of The Spires was discussed, which is now owned by the City of Colorado Springs. Two parcels comprise this section of land: 1) 86.56 acres that border the HOA and 2) 258.36 acres that are further west.

The HOA has not been made aware of plans for these parcels, nor have any dates been set for any public comment/meetings.

Mr. Booker presented the **Finance Report**.

He reviewed the November 2022 and year-end finances and the 2023 Budget, noting the dues are fixed at \$300/year in the Covenants. Reserve funding and investment strategies were also noted.

The next order of business was the **election** of two (2) Board members. Mr. Hoag's and Mr. Redd's terms expired, and Mr. Redd recently resigned since he was moving. Mr. Hoag and Mr. Goddard volunteered to serve. The two volunteers gave a brief introduction to the members present. Both volunteers were elected by acclamation and will serve a 3-year term.

The floor was open for **general announcements**.

The previous year's meeting minutes were unanimously approved.

The 2023 Budget was unanimously approved.

There was a discussion on the past issues with mail theft/vandalism, master key issues, and reports of misinformation to the owners from the USPS. Residents were encouraged to contact the 8th Street USPS to report any theft/vandalism.

There being no further business, the meeting was adjourned at 7:08 p.m.



Derek Patterson
Property Manager