

The Spires Drainage Homeowners Association, Inc.

General Membership Meeting Minutes

January 28, 2010

Mr. Duvall called the General Membership Meeting of The Spires Drainage Homeowners Association to order at 6:02 p.m. Present were as follows:

Del Duvall	President
Carl Tracer	Vice President / ACC Liaison
Dan Murty	Secretary
Michelle Grove-Reiland	Director at Large
Ed Lyons	ACC Member
Derek Patterson	Z & R Property Management

Homeowners present: A total of thirty-seven (37) homes were represented: four (4) by proxy, eleven (11) by directed proxy vote and twenty-two (22) owners present. A quorum was present [19]. Mr. Patterson conducted roll call and certification of proxies.

Mr. Duvall introduced the Board of Directors, ACC members and Z & R. Mr. Duvall stated he would follow the agenda to cover the business of the meeting and any questions and comments would be addressed under the announcements section.

A motion was made to waive the reading of the previous year's meeting minutes and approve them as submitted. The motion carried. Copies of the minutes were available for the members to read.

Mr. Duvall presented the **President's Report** noting information for projects completed for 2009.

- The Drainage Channels and both Debris Flow Dams are inspected twice a year (normally in February and October); or after any bigger rainfall event to ensure they have no obstructions or debris build up;
- The Board had a map created of the entire community showing the locations of all "under drain" pipe locations and exits;
- A new stone mailbox enclosure was built on Hardwick Drive;
- Some sidewalk replacements were done at a mailbox location on Paisley Drive;
- The Board had all of the City storm drain entries painted "yellow";
- There was some general landscaping work done, which included removal of shrubs, refreshing mulch and removal of weeds, trees and other debris from different Common Area tracts;
- The Board has all of the Common Area tracts which access a street "mowed" and cleaned up once a year – or more if required;
- The Association is a member of CONO;
- The Association's website (www.thespireshoa.com) has been a great tool for the Association and has received 1494 hits to far;
- The Catastrophic Loss policy was renewed with a savings of \$2,060.00 for the year.

The Board is keeping in contact with The Mountain Preserve owners to monitor the status of that development and also stays in contact with the City Planning Office.

Under Reports, Mr. Patterson presented the **Finance Report**. He reviewed a handout which showed the December 31, 2009 year end status compared to the approved 2009 Budget and explained reasons for changes when compared to the approved 2010 Budget. A question and answer period followed.

The next order of business was the **election** of two (2) Board members. Mr. Duvall's and Mrs. Grove-Reiland's terms both expired. Mrs. Czelatdko, Mr. Gilliam and Mr. Harris volunteered to serve and were on the ballot. The floor was opened for nominations. Mrs. Songer, Mrs. Lowery and Mr. DeMeter volunteered to serve. The candidates present introduced themselves. A question and answer period followed. The floor was closed. Mr. Tracer, Mr. Murty and Mr. Patterson collected and counted the ballots. Mr. Harris and Mr. Gilliam were elected to the Board and will serve 3-year terms.

Under **Announcements**, the floor was opened for general discussion. Topics were speeding in the community, owners not picking up after their pets, general Fire Wise information, concerns for wildlife, creating a neighborhood directory and concerns with City maintained assets and/or services being stopped; such as snow plowing, street light repairs and street and stop sign repairs. There was strong support for the Board of Directors to investigate performing snow removal of the City streets.

There being no further business, the meeting was adjourned at 7:32 p.m.


Derek Patterson
Property Manager