

# The Spires Drainage Homeowners Association, Inc.

## Board Meeting Minutes

April 16, 2010

Mr. Tracer called the meeting of The Spires Drainage Homeowners Association to order at 9:00 a.m. Present were as follows:

Carl Tracer	President
Roland Harris	Vice President
Ben DeMeter	Secretary
Wayne Booker	Treasurer
Derek Patterson	Property Manager
Excused Absence: Larry Gilliam	Director at Large

**Owner Forum / Hearings:** N/A.

**Secretary's Report:** The March meeting minutes were approved as submitted.

### **Finance and Manager's Report:**

The total assets as of March are \$645,916.68 with \$524,543.68 in Reserves. The Income and Expense Comparative and Expense Distribution reports were reviewed. Mr. Patterson provided updates on the AGED Receivables report. It was agreed to issue a letter to the nine (9) owners past due on 2010 assessments asking for payment prior to initiating legal actions.

The draft spring newsletter was reviewed and it was agreed to conduct a spring inspection prior to releasing it. Items for consideration are weed removal, lawn maintenance and debris flow channel maintenance (the portions on individual lots).

### **Old / New Business:**

Mr. DeMeter inquired into the schedule of inspections for the debris dams. State inspections are conducted every two (2) years but it was last reported by the Inspector the schedule could be extended to every five (5) years. The dams are inspected twice a year currently by a Field Engineer. It was suggested a Geo-Technical Engineer inspect the dams yearly. Mr. Patterson will inquire into the costs.

Mr. Tracer briefed the Board on an issue he was made aware of with a report of an owner parking a vehicle partially off the driveway on rocks. The Design Guidelines were reviewed and it was agreed rocks are not part of "natural landscape." Lengthy discussion followed. It was agreed this particular parking scenario is not a violation.

It was agreed to continue meeting at The Country Club of Colorado for the rest of the year. There will be no meeting in November or December.

**General correspondence, violations and emails:** Reviewed. There being no further business, the meeting was adjourned at 10:26 a.m.

  
Derek Patterson  
Property Manager