

The Spires Broadmoor Drainage Homeowners Association (HOA)
Annual Meeting Minutes, January 24, 2008:

The meeting was called to order at 5:35pm. In attendance were Michelle Grove-Reiland (President), Sherri Scherb (Vice President), Jodi Valvano from The Spires Broadmoor and the attached list of Residents.

A short explanation was given on what functions The Spires Broadmoor Drainage Homeowners Association is responsible for.

The annual dues in the amount of \$300.00 per lot remained the same as 2007. The payment deadline for the 2008 dues was January 22, 2008.

Kay Zaebst resigned as Secretary/Treasurer. The Architectural Control Committee and Board Members that will be appointed later this year when the management of the HOA is transferred were introduced if they were present.

The management of the HOA will be transferred this year from the Developer (The Spires Broadmoor) to Z & R Management. The question was raised as to how Z & R was selected. The response was that it was a committee decision. Z & R had been interviewed along with three (3) other management companies. Z & R was selected because their services seemed to best fit the needs of the HOA.

The HOA was able to obtain an insurance policy to cover the HOA owned debris flow ponds if a catastrophic event were to occur.

The future development of land holdings to the west and adjacent to The Spires Broadmoor was discussed. The developer of the property has recently started the preliminary planning/development stages through the City of Colorado Springs and should be having a neighborhood meeting to discuss the proposed development of the property.

Additional questions and/or concerns that were raised by the Residents during the meeting are attached along with an answer or response. These questions/concerns required additional research or assistance from others to answer. The questions/concerns and the answers/responses were forwarded to all who were in attendance via email on January 25, 2008.

The meeting was adjourned at 7:20pm.