

The Spires Drainage Homeowners Association, Inc.

General Membership Meeting Minutes

January 19, 2009

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

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

Homeowners present: A total of thirty-seven (37) homes were represented: twenty (20) by proxy and seventeen (17) owners present. A quorum was present [19].

Mr. Patterson conducted roll call and certification of proxies at the door. Z & R, the Board of Directors and ACC members introduced themselves. Mr. Patterson 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.

Under Reports, Mr. Patterson presented the **Finance Report**. He reviewed the approved 2009 Budget and the December 31, 2008 Balance Sheet. A question and answer period followed.

Mrs. Grove-Reiland presented the **President's Report**. It was noted the last lot owned by The Spires Broadmoor is set to close this week which will represent all lots sold; ending a fourteen (14) year project for the community and releasing Declarant control. There are 374 total homes in the Association. Mrs. Grove-Reiland discussed the history of the Association, information regarding the drainage channels, easement access to the debris flow dams and the transition process for maintaining those Association assets and information on the Cheyenne LLC 300 acre property (Colorado Commercial Builders, Dale Beggs). A question and answer period followed.

Mr. Jacobs volunteered to coordinate all information regarding the new City trail system named the "Chamberlin Trail" and keep the Association updated.

The next order of business was the **election** of one (1) Board member. Mrs. Grove-Reiland's term expired. Mr. Patterson opened the floor for nominations. Mr. Jacobs and Mr. Booker were nominated. Mr. Jacobs denied the nomination and Mr. Booker accepted. The floor was closed. A motion was made to elect the nominee by white ballot. The motion carried.

Under **Announcements**, Mr. Nikodemski gave a presentation on Neighborhood Watch and other concerns regarding crime events taking place in the community over the last two (2) years.

There was discussion on creating a community email contact database and sending out a periodic newsletter. Owners can sign up to receive any updates via the Association's website.

There was discussion on the following items: the duties of the Association and Z & R, street lights are the responsibility of the City to repair, owners were encouraged to be vigilant on their streets and work with neighbors, the status of the Nichols and Comito property, the possibility of owners installing "no trespass" signs on their lots in the drainage channel areas and information about a surface water "stream" near Paisley where the flow was stopped when NORAD repaired an underground water main break.

There being no further business, the meeting was adjourned at 7:12 p.m.

Derek Patterson
Property Manager

An **Executive Session** was called to order at 7:15 p.m. to appoint Officers. Mrs. Brebach submitted her resignation stating Mrs. Grove-Reiland should be on the Board to facilitate the transition during this year. Her resignation was accepted. A motion was made to appoint Mrs. Grove-Reiland to the Board, to fulfill Mrs. Brebach's term which will expire in 2010. The following positions and terms were established:

<u>Name</u>	<u>Office</u>	<u>Term Expiration</u>
Del Duvall	President	2010
Carl Tracer	Vice President	2011
Dan Murty	Secretary	2011
Wayne Booker	Treasurer	2012
Michelle Grove-Reiland	Director at Large	2010

Mr. Tracer stated he wished to be removed from the ACC. Mrs. Brebach volunteered to serve on the Committee in his place. The following members will constitute the ACC in 2009:

Tom Dewar
Ed Lyons
Ille Brebach

Mr. Duvall and Mr. Tracer will act as ACC Liaisons. It was agreed the Board of Directors and ACC members will meet as a group in February and March; then the Board will meet quarterly. The Board updated banking signature cards.

There being no further business, the meeting was adjourned at 7:30 p.m.


Derek Patterson
Property Manager