

The Spires Drainage Homeowners Association, Inc.

Board of Directors Meeting Minutes

November 17, 2008

The monthly meeting was held at 391 Irvington Court, The Spires Broadmoor temporary office. The meeting was called to order at 9:00 a.m. Present were:

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
Sherri Scherb	ACC Consultant
Derek Patterson	Property Manager
Bruce Fallhowe	Fountainhead Homes, LLC

Owner Forum/Hearings: Mr. Fallhowe was present on behalf of the owners of 6010 Buttermere Drive. A hearing was held and the consideration of a \$100.00 assessment fine for not correcting landscaping issues by a set deadline. Mr. Fallhowe discussed the misunderstanding between the owner and their landscape contractor and asked for additional time to correct the lot and to submit a new landscaping plan. He further stated erosion control measures will be completed later this week. A question and answer period followed. After discussion, a motion was made to not impose the \$100.00 fine and give the owners until December 31, 2008 to submit a new landscaping plan noting the improvements are to be completed in the spring of 2009. It was further noted if the plan is not submitted, a \$100.00 per day fine will be imposed after 12-31-08 until such time the owners comply. The motion carried 5-0.

A hearing was held for 6250 Colfax Terrace and the consideration of a \$100.00 assessment fine and other corrective actions for not receiving permission before installing storage containers and a roll-off dumpster in the driveway. The owner was not present and has not responded to any past correspondence. After discussion, a motion was made to impose the \$100.00 fine and give the owner two (2) weeks to remove all containers or a \$100.00 per day fine will be imposed until compliance. The motion carried 5-0.

Architectural Control Committee: The following request was reviewed:

- 398 Irvington Court: Westpoint Custom Homes - submitted exterior materials and colors as follows: Stucco body color: custom sample "tan"; Trim & Gutters: dark bronze per sample; Roof: Moab rounded tile. It was noted other exterior materials and colors need to be submitted. The request was approved.

Secretary's Report:

The October meeting minutes were approved as submitted.

Finance and Manager's Report:

The total assets as of October are \$470,379.73 with \$387,711.91 in Reserves. The Budget Comparison, Expense Register and Aged Receivables reports were reviewed. Mr. Patterson reviewed the year to date General Ledger for all accounts, showing the year's activities.

Mr. Patterson discussed the upcoming annual meeting. It was noted that Mrs. Grove-Reiland will not be running for another term.

Old / New Business:

Regarding the north and south debris flow dams, all action items that were to be completed by the owner "the Association" have been done.

There was discussion on the January Annual meeting. It was agreed to tentatively schedule the meeting for January 19, 2009 at Fire Station 16, 6:00 p.m.

There being no further business, the meeting was adjourned at 10:15 a.m. There will be no December Board meeting.


Derek Patterson
Property Manager