

# The Spires Drainage Homeowners Association, Inc.

## Board of Directors & Architectural Control Committee

### Meeting Minutes, June 21, 2008

The monthly ACC meeting was held at 391 Irvington Court, The Spires Broadmoor temporary office. The meeting was called to order at 2:01 p.m. Present were:

Michelle Grove-Reiland	Declarant / President
Sherri Scherb	Declarant / Vice President
Carl Tracer	ACC Member
Ed Lyons	ACC Member
Del Duvall	ACC Liaison
Ille Brebach	ACC Liaison
Derek Patterson	Property Manager
Absent: Daryl Bristow	Secretary / Treasurer

### Board of Directors:

**Owner Forum:** N/A.

**Secretary's Report:** The minutes from the 2008 annual meeting will be approved at next year's meeting.

The first order of business was to appoint Officers updating the number of Board Members from three (3) to five (5), with Declarant control still being in place. In accordance with the Bylaws, Mr. Patterson will prepare a Resolution for signature at the July meeting. Mrs. Gove-Reiland moved to remove Ms. Scherb from the position of Vice President and to appoint Mr. Duvall to fill her term. The motion carried 2-0. A motion was made to remove Mr. Bristow from the position of Secretary and Treasurer and to appoint Mrs. Brebach as Treasurer. The motion carried 2-0.

Officers were appointed as follows:

<u>Name</u>	<u>Office</u>
Michelle Grove-Reiland	President
L.D. Duvall	Vice President
Vacant	Secretary
Ille Brebach	Treasurer
Dan Murty	Director at Large
Carl Tracer	Director at Large

There was discussion on how member terms will be established in relation to being appointed and if election is required at the following annual meeting. There is some ambiguity in the governing documents, Mr. Patterson will investigate and report back.

The following persons will constitute the **ACC**: Tom Dewar, Ed Lyons and Carl Tracer.

The following persons will constitute the **ACC Board Liaisons**: L.D. Duvall, Ilse Brebach.

The new Association website is close to being finished. (TheSpriesHOA.com) Mr. Patterson is the Administrator.

Mr. Patterson presented the **Finance and Manager's Reports**. The funds from the Vectra Bank Operating account have been closed out and transferred to Citadel Bank (new Operating and Reserve accounts). The Reserve balance is on hold pending Board approval of a short/long term investment strategy. The 2008 Budget is in place and full financials will be available next month. Mr. Patterson had new signature cards signed for all accounts at Citadel Bank and UBS.

Mrs. Grove-Reiland reported the Catastrophic Insurance Policy has renewed, total cost \$20,600.00. Mr. Duvall will be reviewing the policy, noting the deductible is \$250,000.00 with a 2.5 million dollar limit.

During the meeting, a telephone call from Wells Fargo noted the Directors' & Officers policy is being submitted for renewal at \$1,640.00 for the year with a \$2,500.00 deductible. It was agreed to renew the policy. The Board authorized Mr. Patterson to review any existing policies for the Association and secure any necessary coverage, carrier to be determined.

Mr. Patterson submitted four (4) styles of new Association letterhead for approval. Minor changes were made to sample C with no special envelopes.

There was discussion on when to hold the Board and ACC meetings. It was agreed to find a primary date that all three (3) ACC members can attend and then try to schedule the Board meetings before or after that meeting.

Architectural Control Committee: The following items were submitted for review:

- 326 Irvington Court: new home exterior material & color selections, not all items submitted. Request approved as submitted (other items to be submitted).
- 151 Kirkstone Drive: new home Site Plan submittal originally denied due to HOA front, rear and side setbacks not being met. After discussion, Builder to submit new SP showing home moved back on lot, making front setback of 30'. Other setbacks to be reviewed at future meeting.
- 5787 Wellfleet Street: request to remove trees in rear patio area / possible landscaping submittal. Not enough information to review, owner to resubmit with full size plans.


Other: 595 Paisley Drive: owner to modify fence.

326 Irvington Court: needs to submit City approved Site Plan for records.

5980 Gladstone Street: residents installed trampoline without approval, location on site is only place available and unit is not visible from the street or neighboring lot at ground level, confirmed by ACC on site inspection. Neighbor at 460 Paisley Drive submitted concerns with location but failed to contact residents regarding placement. After discussion, it was agreed to approve the trampoline "as installed" after the fact but only for the period of tenancy of the current residents.

6010 Buttermere Drive: complaint noted that front lawn is full of weeds, looks unfinished for a highly visible corner lot, needs erosion control and inspection by ACC.

There being no further business, the meeting was adjourned at 4:56 p.m.

  
Derek Patterson  
Property Manager