

The Spires Drainage Homeowners Association, Inc.

Board Meeting Minutes – As Amended

June 15, 2009

Mr. Duvall called the meeting of The Spires Drainage Homeowners Association to order at 9:09 a.m. Present were as follows:

Del Duvall	President
Carl Tracer	Vice President
Wayne Booker	Treasurer
Dan Murty	Secretary
Derek Patterson	Z & R Property Management
Excused Absence: Michelle Grove-Reiland	Director at Large

Owner Forum/Hearings:

None.

Secretary's Report:

The May meeting minutes were approved as submitted.

Finance and Manager's Report:

The total assets as of May are \$569,284.28 with \$411,053.51 in Reserves. The Budget Comparison, Expense Register and Aged Receivables reports were reviewed. Mr. Patterson explained the overage in the Budget Comparison for the Legal Reimbursement line item which is used on collection activities for past due assessments. The current Aged Receivables report and legal actions were reviewed. It was noted several past due owners paid the entire dues portion of their past due amounts but they did not pay the legal or late fees. A reminder issue will be issued.

Mr. Patterson submitted a list of homes which have landscaping or other concerns on their lot. Most homes noted had dead trees or landscaping work which has not been completed (pruning, mulch refreshing, weed removal, etc.). It was agreed to issue the landscaping edition of the newsletter this month and determine if any homes on the current list have not complied with a follow up inspection in July.

A draft summer newsletter was reviewed. Changes were noted.

Old / New Business:

The owner of 285 Paisley Drive submitted a letter regarding the concern for maintenance on the Association owned Common Area Tract next to his home. An inspection of this Tract was conducted and clean up efforts are scheduled for later this month.

There was discussion on the maintenance of "native areas" on individual lots and how these areas are to be cared for. It was agreed that weed removal is a high priority and any native grass areas that border the street should be mowed three (3') feet into the lot from the curb. The Association's Common Area Tracts are scheduled to be mowed this month.

General correspondence, violations, emails, etc: (pages 22-40 were reviewed).

Mr. Patterson inquired if the Association ever painted the storm water drain entry points, the yellow metal portions. It was believed this was conducted in the past and paid for by the Association. Mr. Patterson will obtain an estimate for further discussion.

Mr. Patterson will have the failing sidewalk pad adjacent to the mailbox cluster at 250 Paisley Drive replaced.

There being no further business, the meeting was adjourned at 10:12 a.m. The next meeting will be held July 20, 2009. It was noted two to three members may be away, the meeting may have to be moved or rescheduled.


Derek Patterson
Property Manager