

**The Spires Drainage Homeowners Association, Inc.**  
**Architectural Control Committee & Board of Directors**  
**Meeting Minutes, July 21, 2008**

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The monthly ACC meeting was held at 391 Irvington Court, The Spires Broadmoor temporary office. The meeting was called to order at 2:00 p.m. Present were:

Michelle Grove-Reiland	Declarant / President
Sherri Scherb	ACC Consultant
Del Duvall	Vice President / ACC Liaison
Ille Brebach	Treasurer / ACC Liaison
Dan Murty	Director at Large
Carl Tracer	Director at Large / ACC Member
Ed Lyons	ACC Member
Derek Patterson	Property Manager
Russ Acuff	Acuff Homes
Dean Hauser	Owner 165 Stanwell St.
Absent: Tom Dewar	ACC Member

**Architectural Control Committee:** The following items were discussed:

- 165 Stanwell Street: the owner's landscaping representative reviewed the proposed project. All documents and photographs were present. A question and answer period followed. After discussion the landscaping request was approved as submitted.
- 151 Kirkstone Drive: the owner was present to discuss the home placement (Site Plan) and setback issues. A question and answer period followed. After discussion it was agreed the owner will email a new Site Plan to Mr. Patterson for the ACC to review, noting the home being moved back to a 30' front setback and to determine if the side setbacks would be increased.
- 315 Paisley: the owner submitted a landscaping plan. It was noted the ACC will need to see physical samples or photographs of the mulch and rock color. Request placed on hold.
- 6055 Wymann Lane: the owner submitted additional information regarding the play set and materials used for the rear retaining wall. The retaining wall was approved. The owner will need to clarify play set colors. Request placed on hold.
- 6255 Colfax Terrace: no reply from the owner. New deadline of next meeting for owner to provide requested information.
- 5787 Wellfleet Street: owner submitted second small size landscape plan. Request denied.
- 595 Paisley Drive: owner has failed to modify fence per previous instructions. Owner given one month to comply with fence directives or remove the entire fence.
- 359 Irvington Court: landscaping plan submitted by Fredell Enterprises. Request approved.
- 398 Irvington Court: new home submittal also reviewed earlier in the day by Mr. Gary Starr. Owner to submit City Approved Site Plan. Request approved.

There was discussion on the maintenance of native areas on Lots. It was agreed that all homes will be inspected with a report to be reviewed at the next meeting.

It was noted the ACC "new home review" fee is \$250.00, per Mr. Starr. There being no further business, the meeting was adjourned at 3:10 p.m.

**Board of Directors:** The meeting was called to order at 3:12 p.m.

**Owner Forum/Hearings:** N/A.

**Secretary's Report:** The June meeting minutes were approved as amended. (*Corrected spelling on Mrs. Brebach's first name*). The next order of business was to appoint a Secretary. A motion was made to appoint Mr. Murty, which carried 4-0.

**Finance and Manager's Report:** The total assets as of June are \$483,454.86 with \$387,378.42 in Reserves. Mr. Patterson reviewed the reports and showed how the current 2008 budget line items were accounted for, with some line items being renamed and/or reallocated to a different line item to account for Z & R's bookkeeping software (handout). Mr. Patterson had new account information from UBS for signatures.

There was discussion on how to establish the Reserve funds and plan for a possible claim on the Catastrophic Loss policy with a \$250,000.00 deductible; whether to invest in CD's or Money Market accounts and in what amounts, terms and rates. After lengthy discussion, a motion was made to purchase a 2-year CD for \$250,000.00. The motion carried 4-1. After further discussion, a motion was made to amend the previous motion, to purchase a 2-year CD for \$150,000.00, a 1-year CD for \$100,000.00, a third 1-year CD for \$100,000.00 with the remaining \$37,378.42 being left in a liquid Money Market account. The motion carried 5-0. Mr. Patterson will try to purchase CD's for the deductible that expire in April 2010 and September 2009 and July 2009 for the remaining \$100k. It was asked what the penalty is if the Association had to sell a CD prior to full term. Mr. Patterson will email the Board with the details from UBS.

The Board reviewed Resolution 7-08, increasing the number of Board members from 3 to 5. The resolution was adopted and signed. An updated ACC submittal form was reviewed. No changes were noted. A copy of what Common Area property is owned by the Association was reviewed.

**Old / New Business:** Mr. Vasilakis, 310 Paisley Drive submitted an email asking questions regarding the planning documents for the Mountain Preserve development (a 95 acre development adjacent to our community). Mrs. Grove-Reiland will reply to the email.

The Board reviewed the Bylaws to consider amendments to update the term of all members from one (1) year to three (3); updating the election of all five (5) members yearly to staggered election terms of one (1) member the first year, two (2) members the second year and two (2) members the third year; and reducing the Annual meeting quorum percentage from sixty (60%) percent to five (5%) and if that quorum is not met, a second meeting may be called with the quorum being reduced to 2.5%. A motion was made to approve the changes as noted above, which carried 5-0.

There was discussion on the maintenance and upkeep of the mailbox locations. It was agreed to have any concrete repairs/replacements adjacent to the unit be an Association expense; as determined by the Board.

There being no further business, the meeting was adjourned at 4:36 p.m.

  
Derek Patterson  
Property Manager