

The Spires Drainage Homeowners Association, Inc.
Architectural Control Committee & Board of Directors
Meeting Minutes, August 27, 2008

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
Dan Murty	Director at Large
Carl Tracer	Director at Large / ACC Member
Ed Lyons	ACC Member
Derek Patterson	Property Manager
Excused Absence: Tom Dewar	ACC Member
Ille Brebach	Treasurer / ACC Liaison

Architectural Control Committee: The following items were discussed:

- 735 Paisley Drive: landscaping plan submitted by Timberline Landscaping Inc. Request approved as submitted.
- 460 Paisley Drive: request for play set in rear yard. Yellow slide, roof covering to be earthtone color with neighbor (Brodie) being notified. Request approved.
- 540 Paisley Drive: owner began new stone courtyard wall in front yard without prior ACC review/approval. The owner submitted details for the project for review. The request was approved after the fact, as installed (4-1 vote).
- 6250 Colfax Terrace: owner has not provided updated information to close out previous request. Issue final letter and call for hearing if deadline not met.
- 6255 Colfax Terrace: no reply from the owner. Hearing called for next month.

There was discussion on the maintenance of 6010 Buttermere and 5904 Buttermere. The files will be researched with a letter being issued regarding required needed maintenance and for possible submittal of new landscaping plan(s). There being no further business, the meeting was adjourned at 3:00 p.m.

Board of Directors: The meeting was called to order at 3:03 p.m.

Owner Forum/Hearings: N/A.

Secretary's Report: The July meeting minutes were approved as submitted.

Finance and Manager's Report: The total assets as of July are \$478,618.92 with \$387,378.42 in Reserves. Mr. Patterson reviewed the Budget Comparison and Expense Register. It was agreed to have the native Common Areas mowed twice per year which includes the mailbox cluster areas.

Action Taken Without A Meeting: Mr. Patterson emailed the Board regarding the implementation of different insurance policies and one update to an existing policy and the costs involved: (Director's & Officer's policy had the Broker of Record changed to CB Insurance, with the policy being upgraded to Professional Liability with no price change, a Fidelity "Crime" policy was added in the amount of \$600,000.00 and a General Liability policy was added which covered all of the Common Areas. All members voted 5-0 in favor of implementing these policies.

The draft amended Bylaws were reviewed. Mr. Patterson briefly discussed the changes as noted from the last meeting. A motion was made to approve and adopt the Amended Bylaws, which carried 5-0.

Mr. Patterson presented several draft Resolutions for the Board to consider (7 Resolutions and 2 Forms). The documents will be reviewed for future discussion.

Old / New Business: Mr. Vasilakis, 310 Paisley Drive submitted an email asking for the Board to determine if any action is warranted regarding the report by the State of Colorado, Colorado Geological Society, dated June 10, 2008 (Sean Gaffney 303-866-3350). Mr. Patterson was instructed to contact Mr. McCormick, URS Engineering Corporation to obtain more information.

There was discussion regarding new home submittals and the Architectural consultant fee. Ms. Sherb reviewed a list of lot owners who paid fees and have not built a home or submitted plans. It was agreed to refund those fees as all new requests will be billed at the current consultant's rate. The fee includes reviewing the structural items, all exterior colors and materials and landscaping.

Mr. Tracer reviewed his inspection list of homes in the community with different violations/concerns in comparison to Mr. Patterson's list. After lengthy discussion, it was agreed the Board should review three (3) homes on site and determine a reasonable level of care standard that can be applied for the community.

There being no further business, the meeting was adjourned at 4:20 p.m. The next meeting will be held September 15, 2008.


Derek Patterson
Property Manager