

The Spires Drainage Homeowners Association, Inc.

Board Meeting Minutes

August 17, 2009

Mr. Duvall called the meeting of The Spires Drainage Homeowners Association to order at 9:00 a.m. Present were as follows:

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

Owner Forum/Hearings: None.

Secretary's Report: The June meeting minutes were approved as submitted. There was no July meeting.

Finance and Manager's Report:

The total assets as of June are \$541,995.86 with \$521,081.31 in Reserves. The Budget Comparison, Expense Register and Aged Receivables reports were reviewed. The total assets as of July are \$533,979.02 with \$521,081.92 in Reserves. The Budget Comparison, Expense Register and Aged Receivables reports were reviewed. Bank statements from April through June were reviewed.

An owner submitted a request to have the legal fees reduced or removed from his account noting the fees were unreasonable. The 2009 assessments were paid after collection actions were initiated. After discussion and review, a motion was made that all legal fees will stand as originally posted and must be paid. The motion carried 5-0.

An owner submitted a request to have the legal billing process reviewed for her account, noting she did not receive the notices and paid the balance owed prior to knowing of legal fees. The legal letter was issued 4-27 and payment was received 5-11. After discussion and review, a motion was made to waive all legal fees. The motion carried 5-0. A second motion was made to contact the legal firm and determine if they would waive their fee noting the notice was not issued return receipt. The Board will further review the matter with that information. The motion carried 5-0.

A motion was made to increase the Demand Letter/Lien Package fee from \$262.00 to \$270.00 so the package fee will include increased certified mailing postage. The motion carried 5-0.

Mr. Patterson and Mr. Duvall reviewed the 2009-2010 renewal of the Catastrophic Loss insurance policy. A total of \$2,060.00 in premiums was saved from 2008-2009.

Discussion followed on the limited market for carriers of this type of insurance and it was noted CB Insurance is able to offer Excess Surplus Lines, which would keep all of the Association's policies with one Broker. The current Agent is in Kansas. Mr. Duvall will inquire into changing agents.

It was noted a new General Liability policy is being sought for the North and South Debris Flow Dams. The current carrier, CB Insurance indicated they would require more information on the Catastrophic Loss policy to complete the bid and requested a Broker of Record change. This request was placed on hold pending Mr. Duvall's findings as noted above.

Two (2) estimates were reviewed to paint the street storm drain entries located within the Spires. This is the yellow steel portion. Costs ranged from \$475.00 to \$520.00; both giving a 2-year warranty. Mr. Patterson noted there are 2 more drains not included in the bids. The paint selected (OSHA Yellow) is designed to be applied directly on rust surfaces. Discussion followed. It was noted this is not an Association responsibility but due to the aesthetic value it adds and due to City cutbacks, the only means to have this project completed is to pay for it. A motion was made to approve the \$475.00 bid now at (\$506.66). The motion carried 4-1.

Mrs. Grove-Reiland briefed the Board on a change where the Storm Water Enterprise is taking over the maintenance and repair responsibilities for under drain systems. The proposed plan has not been approved by the City but plans are to have the system in place by January 1, 2010. It was agreed the Association will submit a letter to SWE asking for the under drains within the Association to be taken over as well, noting we have maintained our system and have a map showing the locations of the system. Mrs. Grove-Reiland and Mr. Booker will investigate further into this matter.

Old / New Business:

The owner of 5850 Broadmoor Bluffs submitted an email regarding her unhappiness after receiving violation letters. It was noted from the owner's contractor that the trailer is to be removed today. It was noted if the trailer is seen after August 17, 2009 a hearing will be called.

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. A response will be issued addressing his questions.

Mrs. Grove-Reiland discussed a correction which was necessary for an easement granted to the owner of 5860 Gladstone, Lot 17 (Tract C). The easement allowed for the installation of the driveway into the NORAD and Association easement area. The driveway as installed was slightly outside the original boundary description, so a new boundary to encompass the driveway will be completed. The Board approved the new easement.

General correspondence, violations, emails, etc: (pages 104-151 were reviewed).

There being no further business, the meeting was adjourned at 11:30 a.m. The next meeting will be held September 21, 2009 at Panera Bread restaurant.


Derek Patterson
Property Manager