

Springridge Reserve Homeowners Association

Board of Directors Meeting Minutes

Date: February 25th, 2026

Time: 5:00 PM

Location: Zoom

1. Call to Order & Roll Call: The meeting was called to order at 5:01 PM by Laura Brown.

The following Directors were present:

- **Barry Tornow**
- **David Jensen**
- **Kassie Campbell** (Outgoing Board Member – term ends April 2026)
- **Patrick Dechant** (Incoming Board Member – begins April 2026)

A quorum was established.

2. Approval of Prior Meeting Minutes: The minutes of the September 16th, 2025 Board Meeting were reviewed.

- **Motion:** Barry moved to approve the minutes as presented.
- **Second:** Kassie second.
- **Vote:** Passed unanimously.

3. Board Member Education:

a). **Collection Policy Update:** The Board reviewed the updated Collection Policy, revised to comply with current Colorado law.

- Motion: Barry
- Second: David
- **Approved unanimously.**

b). Management provided an overview of the **Fire Risk Assessment and Protection Plan Evaluation Guide**, emphasizing drought concerns and the importance of preparedness. Management will coordinate with **Glenwood Fire** and, if needed, **Roaring Fork Fire** to schedule a neighborhood wildfire risk assessment during a slower period for the departments.

4. Maintenance & Operations: Completed and Upcoming Projects

a). **Upcoming Projects**

i. Lift Station / Pump House Improvements

- Updates reviewed regarding check valve replacement and pump pulling schedule.
- Lift station alert system replacement is anticipated to exceed \$20,000.
- Pump replacement may be required (estimated cost up to \$25,000).
- The Board agreed to wait for road repairs before pulling the pump to prevent gravel contamination.

ii. Easement Clearing

- Weed control and invasive species removal needed.
- Barry will contact **EcoRise Solutions** and **Daily Property** for proposals.
- Barry and Rhonda (David's wife) will assess cleanup needs in the evacuation easement.

- Excess aggregate from future road work may be used if appropriate.

iii. Annual Fire Hydrant Testing

- Western Colorado Hydrant & Valve quoted \$200/hydrant for full maintenance.
- Arnold, a resident and firefighter, advised that testing should not require that level of expense and volunteered to assist at no cost.
- Management will follow up with Arnold and her contact at GWS Fire to schedule an inspection and gain insight into proactive and needed maintenance.
- Patrick will confirm with Jen (Water Committee) whether Zancanella has past or future responsibilities related to hydrant maintenance.

iv. 2025 Road Maintenance & 2026 Vendor Expectations

- contractor will return **late April/early May** to correct work performed in September (3/8" chip will replace prior 3/4" aggregate).
- A dedicated communication will be drafted by Management and distributed next week.

b). Dog Station & Landscaping Services – Volunteer Committee

- Volunteers have resumed management of dog waste stations and landscaping needs, eliminating the need for paid vendors.
- Board expressed appreciation for community involvement.

5. Financial Review & Budget Planning

a). 2025 Year-End Financials: Barry presented the financial summary.

- **Edward Jones Reserve Account:** increased from \$391,000 to **\$427,765**, earning **\$14,000+** in dividend income in 2025.
- **Operating Account (Bank of Colorado): \$87,591.**
- **Construction Account: \$21,345.**

b). 2026 Goals and Priorities

- Irrigation metering and installation of a backflow device (target cost under \$3,000).
- Continued development of reserve funding for lift station and road projects.
- Evaluating long-term capital needs based on updated maintenance findings.

6. Committee Reports

a). Architectural Review Committee (ARC)

- Committee activity light.
- Potential submission forthcoming for Lot 2.
- Ongoing conversations with Lot 62 regarding new construction after fire.

b). Water Committee: Proposal of the Updated Water Use Policy

- Board reviewed Water Committee's proposed irrigation usage and fine policy.
- Arnold expressed concern that proposed fines were excessively high for most residents.
- Patrick noted fines are currently too low to deter repeat offenders.
- Board questioned why Springridge Reserve's water allocation differs from Springridge Place; further investigation planned.

Board decision: Not approved at this meeting. Board members will provide written feedback to Jen by April 8th for committee review.

c). Trails Committee

- Seasonal closure sign for the upper trail will be removed at the end of March to reopen access.

- Elk have caused some trail damage; committee will monitor and address repairs as needed.

7. Community Comment

- Discussion of recruiting additional volunteers and expanding the Board to a maximum of seven members.
- Michael expressed interest in serving once he becomes a full-time resident.

8. Old Business: No additional items were presented.

9. New Business: The Board unanimously approved the next meeting date: **April 1, 2026 at 5 PM via ZOOM.** Management will send calendar invites.

10. Adjournment

- **Motion: Patrick**
- **Second: David**

The meeting adjourned at 6:00 PM.

Minutes respectfully submitted on 2/26/2026 by:

Laura Brown, Association Manager
Property Professionals

APPROVED BY THE BOARD OF DIRECTORS ON 4/22/2026