

Springridge Reserve Homeowners Association

Board of Directors Meeting Minutes

Date: September 16, 2025

Time: 5:00 PM

Location: Zoom

1. Call to Order & Roll Call

The meeting was called to order at 5:02 PM by Laura Brown.

Board Members Present:

- Barry Tornow
- David Jensen
- Kassie Campbell

A quorum was established.

2. Approval of Prior Meeting Minutes

The minutes of the **March 11, 2025** Board Meeting were reviewed.

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

3. Board Member Education: Laura Brown, provided an overview of the 2025 Legislative Tracker, including updates to HB25-1043 (Owner Equity Protection and HOA Foreclosure Sales) that take effect October 1. The CCIOA budget process and flow chart were reviewed for Board reference.

4. Maintenance & Operations: Completed and Upcoming Projects

Barry provided updates on several completed projects, including a water overage credit, invasive weed spraying, and tree removal. He also discussed ongoing work on the water line and sprinkler system, as well as generator maintenance at the lift station. The Board agreed to rehire Avalanche Snow Removal and is considering options for dog station waste pickup and landscaping. Volunteers are needed for upcoming projects, including staining the lift station and mail shed.

5. Rules & Regulations Review

The Board discussed three key rules and regulations: the prohibition of short-term rentals (except for 6+ month leases with owner occupancy), storage guidelines for trailers, RVs, and boats, and trash hauler usage. Barry noted that while some residents were violating these rules, the Board would focus on education before enforcement, particularly as seasonal storage needs increase. The Board also discussed concerns about trash collection, with Deborah sharing her concerns about VIP's safety practices, and Laura suggested exploring a potential discount with VIP for Springridge residents who use their service.

6. Financial Review & Budget Planning

Barry presented a detailed income statement and budget review, outlining revenue streams, expenses, and reserve fund projections for 2026. He discussed three options for quarterly dues: maintaining the current rate, increasing by 5%, or increasing by 12%, with corresponding reserve fund contributions ranging from \$50,000 to \$71,000. Barry

also explained the current financial status, including \$391,000 in the Edward Jones account, \$113,678 in the operating account, and \$44,000 in the construction fund, with plans to transfer \$78,000 to the reserve account to cover road project expenses.

Budget Review for Maintenance Expenses

The meeting focused on reviewing the budget for various maintenance and operational expenses, including irrigation, easement maintenance, tree removal, and snow removal. Barry explained that they are exploring options for weed mitigation and considering forming a common space beautification club to reduce landscaping costs. The group discussed water-related expenses, including meter reading, hydrant flushing, and backflow inspections, with Brock Brones being paid \$400 monthly for meter reading. They also addressed the need to explore solutions for adding water meters to the entryway and lift station, which could be a costly project due to the need for above-ground backflow preventers.

Reserve Contribution Budget Discussion

The Board discussed budget options for increasing reserve contributions, with David and Kassie expressing concerns about underfunding and supporting a small increase to \$580 per quarter. Barry agreed to this amount, which would generate approximately \$187,920 annually, and the Board decided to open the discussion to owners for feedback before making a final motion.

HOA Dues and Reserve Funding

The Board discussed HOA dues and reserve funding, with Michael Burke and Dave Scruby advocating for higher assessments to build reserves, while April Morlock and others expressed concerns about affordability and lack of amenities compared to other HOAs. The Board considered options including increasing dues to \$600 annually, with Kim Peuchold suggesting monthly payments instead of quarterly. The discussion highlighted tensions between maintaining affordable dues and ensuring adequate reserves for future maintenance, with the Board agreeing to review infrastructure numbers and consider more transparent documentation of needed repairs and replacements.

HOA Budget and Reserve Planning

The Board discussed the annual budget and reserve fund requirements for the HOA. David proposed Option 3 with a 12% increase, which the Board appeared to favor. Laura explained the budget approval process, noting that while the Board can approve the budget, it requires a majority of owners to vote it down at the annual meeting. The group also discussed the HOA's infrastructure, including \$12-13 million worth of sewer lines and water pipes, with Jenn Chipman providing details on potential repair costs and maintenance options.

The Board discussed HOA dues and reserve funding, with Barry proposing an 8% increase to \$578 per quarter to generate \$64,000 in reserves while maintaining balanced expenses. David initially proposed a 12% increase but withdrew his motion in favor of Barry's 8% option. The Board agreed to present this proposal to the annual ownership meeting, where it could be voted down if owners prefer a different approach. The discussion highlighted the need for responsible reserve funding after years of undervalued reserves, with Laura noting that 10% of income (\$19,000 annually) is considered best practice for reserve funding.

- **Motion:** Barry moved to approve a budget that includes an 8% dues increase to \$578 per quarter to generate approximately \$64,000 annually for reserves while maintaining balanced operating expenses. David withdrew his earlier motion for a 12% increase.
- **Second:** Kassie second.
- **Vote:** Passed unanimously.

Laura will distribute the approved budget to owners for inclusion in the annual meeting packet.

7. Board Elections & Volunteer Recruitment

Management will confirm remaining terms of current members. One Candidate application has been submitted by Pam McGrogan and management will include candidate applications in the annual ownership packet. Owners are encouraged to attend all meetings and become active members of the community.

8. Committee Reports – Volunteers NEEDED!

- Architectural Review Committee: Members include Ann English, Jack Wheeler, Leonard Nordell, David Jensen, as well as Architectural Consultant from Confluence Architecture.
- Water Committee: Next meeting scheduled for October 7. All owners are encouraged to attend and participate.

9. Community Comment

- Michael Burke: Stated that a lack of reserves causes stress and anxiety for residents, so the Board should be proactive about funding the reserves.
- Julie/Jeff Myers: Encourage the 12% increase.
- Dave Scruby: Gave kudos to the Board for their hard work on the detailed budget options.
- John Ellwood: Stated that the dues are a bargain for our HOA.
- April/Brock Morlock: Express concerns about the affordability for residents considering the recent special assessment.
- Ben Alter: Stated that current dues amount is meeting the current and proposed operating budget.
- Chris Clarke: Expressed concerns regarding the dues increase and reserve funding.
- Volunteers: Dave Scruby and John Ellwood for general maintenance projects, including staining the lift station and mail shed.

10. Old Business

No additional items were presented.

11. New Business

The Board set the Annual Ownership Meeting date for **November 6, 2025, at 6:00 PM** at the GWS Library.

12. Adjournment

- **Motion:** Barry moved to adjourn the meeting.
- **Second:** Kassie second.
- **Vote:** Passed unanimously.

The meeting was adjourned at 6:57 PM.

Minutes respectfully submitted on 9/17/2025 by:

Laura Brown, Association Manager
Property Professionals