



BOARD MEETING MINUTES

SPRINGRIDGE RESERVE HOMEOWNERS ASSOCIATION

WEDNESDAY, APRIL 12, 2023, AT 8:00 AM

1. **Call to Order** the meeting was called to order by Sam Engen, Integrated Mountain Management, at 8:05 a.m.
2. **Verification of a Quorum** a quorum was present with all board members in attendance. Board members are Leslie Koronkiewicz, Doreen Young, and Kassie Campbell.
3. **Homeowners Open Forum** The owners in attendance did not bring forth any business.
4. **Approval of Prior Meeting Minutes** Leslie moved, seconded by Doreen, to approve the prior meeting minutes from 1/26/2023 and 10/31/2022, motion carried unanimously.
5. **Financial Review** Sam reviewed financial as of February 28, 2023, reporting a balance of \$38,366 in operating, and \$205,611 in reserves. She also noted that it was a heavy snow year, and the association used a majority of their budget in January and February. The board unanimously approved opening an Edward Jones account transferring \$100,000 of reserves into a CD. Leslie moved, seconded by Doreen, to update the signer on the Association's accounts to Doreen since Susan is no longer on the board, motion carried unanimously.
6. **Discussion and Action Items**
 - a. **Appoint new board member- Kassie Campbell** the board unanimously approved appointing Kassie Campbell as the newest board member and she will serve through 2024.
 - b. **Road repairs and speed bumps** speed continues to be a concern in the community. While no one wants speed bumps, the board feels that it is in the best interest of the community to install 6 speed bumps to slow down drivers. Only two vendors have provided bids, while four others declined as they were either too busy or not interested in the relatively small size of the work. IMM will meet with American Asphalt to mark placement of each bump per the map discussed with the board. Once installed, the bumps will be painted and reflectors on posts will be installed on either side of the bump. Bumps are \$2500 - \$4500 each (depending on size), whereas a larger hump is around \$8500 each. The board unanimously agreed to proceed with bumps vs humps due to cost. In addition to the speed bumps, the board has asked IMM to order and installed additional speed limit signs.
 - c. **2023 projects** other projects approved by the board were as follows:
 - Installation of two pet waste stations with bags. One to be placed near the trail head and the second to be placed near the open space across from Elk Ridge Dr.



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Estimated cost to service these stations every other week is \$160/month.

- Roadside mowing needs to be scheduled again this year for late May.
- Dig out fire hydrant near lot 59 and look into possible options for a retaining wall around it
- Install no parking signs by mailbox and pump house
- Remove dead tree at entrance and by lift station

7. Additional Business

8. Executive Session (if needed)

9. Adjourn at 9:04 a.m.

Executed by Integrated Mountain Management on behalf of the Springridge Reserve Board of Directors.

Sam Engen

Community Association Manager

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