Association Management at PROPERTY PROFESSIONALS

Springridge Reserve Homeowners Association

Board of Directors Meeting Minutes
Date: April 22nd, 2026
Time: 5:00 PM
Location: Zoom

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1. **Roll Call – Board of Directors**
    a. Vacant Seat – Resignation effective 3/25/2026
    b. David Jensen – Present
    c. Patrick Dechant – Present

    A quorum was established.
2. **Call to Order:** The meeting was called to order at 5:00 PM.
    a. Approval Action Items: Prior Board Meeting Minutes (2.25.2026)
        i. Motion to approve: Patrick Dechant
        ii. Second: David Jensen
        iii. Vote: Unanimous approval
3. **Board of Directors Update and Report:**
    a. Board Member Vacancy, Appointment, and Code of Conduct: The Board formally acknowledged the resignation of Barry, effective March 25, 2026, and expressed appreciation for his service and contributions to the community. The Board discussed the importance of continued engagement, fiduciary responsibilities, and maintaining a strong governance structure.
    b. **The Board acknowledged the resignations of Barry Tornow and Kassie Campbell from the Board of Directors. The Board further approved the removal of Barry and Kassie as authorized signers/users on all Association bank accounts and related financial accounts.**
    c. With no additional candidates to come forward, the Board of Directors moved for with appointment to the vacant position until the annual meeting
        i. Appointment: Motion to appoint Carrie to fill the vacant Board seat: Patrick Dechant, Second: David Jensen, Vote: Unanimous approval. Management will follow up with Carrie to on-board her and provide orientation materials and responsibilities.
    d. **The Board approved adding the newly appointed Board members, Patrick Dechant and Carrie Dion, as authorized signers/users on all Association bank accounts and related financial accounts, as applicable.**
    e. Fire Risk Assessment and Protection Plan – GWFD Presentation: Mina Bowlton (Glenwood Springs Fire Department) provided a detailed presentation on wildfire risk mitigation and preparedness after meeting with Management and .
        i. Key recommendations included: Complimentary home wildfire risk assessments for owners, preparing for 72-hour emergency self-sufficiency, signing up for emergency alert systems, discussion included vegetation concerns in open space areas (e.g., Hidden Valley Drive) and the need for mitigation efforts.

ii. Fire hydrant maintenance responsibilities were reviewed, with confirmation that Arnold Nimmo will assist with ongoing inspections.
iii. Management will distribute resources, collect homeowner interest for assessments, and coordinate scheduling with the fire department.
iv. Joe (181 Elk Ridge) jumped in with some additional recommendations for residents to maintain a 75-foot defensible space from structures and removing combustible materials (e.g., firewood under decks).

4. **Maintenance & Operations Report:**
   a. Upcoming Projects:
   b. Easement Maintenance and Weed Mitigation: Ongoing seasonal work discussed; Board acknowledged need for improved communication with residents regarding spraying and compliance requirements. Emergency egress signage planned for key locations (Spring View & Spring Ridge Court) – Rhonda Jensen is the lead on this.
   c. Irrigation System Upgrades: System upgrades (including new clocks) completed to improve consistency. Anticipated drought conditions will require adaptive watering schedules and potential restrictions.
   d. Lift Station / Pump House Improvements: The Board reviewed the condition of the aging (~20-year-old) system.
   e. Dialer System Upgrade Approved: Proposal for a modern cell-based alarm system totaling approximately $6,999 plus incidental costs. Motion: Patrick Dechant, Second: David Jensen, Vote: Unanimous approval. The system will improve monitoring capabilities and may be expanded in the future.
   f. Sewer System Maintenance: Continued need for proper use emphasized; reminders to residents will be issued regarding prohibited items entering the system.
   g. Fire Hydrant Testing (Annual): Confirmed as an HOA responsibility; Arnold will assist with annual or biannual inspections.
   h. Road Maintenance: Vendor GMCO scheduled for mid-May (weather dependent) to complete sweeping, gravel export, emulsion application, and chip seal repairs. Advance notice will be provided to residents.
   i. Dog Stations and Landscaping Services – Volunteer Committee: The Board discussed opportunities to reduce costs through community involvement. Volunteer coordination will support dog stations and entrance beautification. Management will assist in connecting volunteers with prior committee.

5. **Financial Report**
   a. 2026 Year-to-Date Financials (Q1): The Board reviewed financials as of March 31, 2026
      i. Total Income: $48,596.44, Total Expenses: $42,321.52, Net Operating Income: $6,274.92, Balance Sheet Highlights: Total Assets: $521,250.99, CD / Reserve Cash: $462,754.33,
         1. Additional Discussion: Approximately $5,100 in delinquencies across six owners; three are currently on payment plans. Property insurance is current; upcoming premiums and property taxes (Q2) were noted. Utilities, particularly water shares and irrigation,

remain the largest budget drivers. Overall, the Association remains financially stable and operating near budget projections.

6. **Committee Reports – Call for Volunteers**
    a. Architectural Review Committee (ARC): Continued need for volunteers emphasized. Reminder that all exterior modifications require ARC approval. Committee activity remains minimal, with pending review for new construction on Lot 62.
    b. Water Committee: Presentation of updated water usage tier and fine structure to address chronic overuse during drought conditions. Motion to approve updated water fine schedule:
        i. Motion: Patrick Dechant, Second: David Jensen, Vote: Unanimous approval. Management to coordinate communication and implementation.
    c. Trails Committee: Updates provided on trail maintenance by Rhonda Jensen. Annual volunteer trail maintenance day to be scheduled and communicated. Rhonda Jensen thanked residents for being mindful of not using the trails when it is muddy to limit ruts and keeping pets leashed at all times.
7. **Community Comment:**
    a. Stephanie Omlie raised a concern about water flowing out of a pipe in the open space. Patrick and David confirmed that this is deliberate by the HOA to replenish the aquafer and is part of the HOA's commitment to the Aspen Valley Land Trust and Conservation Agreement.
    b. Board and Owners discussed hosting a community-wide Garage/Yard Sale Day (tentatively June 2026) to encourage engagement.
8. **Old Business:** No formal old business items were brought forward.
9. **New Business**
    a. 2026 Board Meeting Dates – To be coordinated with the full Board, including newly appointed member Carrie, and shared with the community.
    b. Michael Burke expressed his appreciation and excellent work by Management.
    c. Several homeowners expressed gratitude for Barry and his service on the Board.
10. **Motion to Adjourn:** Motion to adjourn at 5:56 PM by David Jensen, Second: Patrick Dechant. Passed unanimously.

Minutes respectfully submitted on 4/24/2026 by:

Laura Brown, Association Manager
Property Professionals

Approved by Board of Directors on 10/27/26