

THE ISLAND AT SPRINGS RANCH  
HOMEOWNERS ASSOCIATION ANNUAL MEETING

Minutes for October 15, 2007

CALL TO ORDER

The meeting was called to order at 6:30 p.m. at the Stetson Hills Police Department by President Mike Knaub. Officers present: Mike Knaub, Skip Wall, Jan Hardison, Bob Gadd, and Daryl Grantz. Linnea Mellinger, Z&R Property Management was present.

1. Roll Call  
Linnea Mellinger, Z&R property manager, was introduced. She gave her contact information: phone 594-0506 and e-mail [linnea@zandrmgmt.com](mailto:linnea@zandrmgmt.com).
2. Certification of Proxies  
Linnea announced that there were 42 households who signed in for the meeting and 6 proxies were submitted for a total of 48 homeowner votes present.
3. Proof of Waiver of Notice  
President Knaub announced that 48 votes constituted a quorum.
4. October 25, 2006 Annual Meeting Minutes  
Minutes of the previous year's annual meeting were distributed. There were no questions or comments. A motion to approve as presented and a second was passed by homeowners.

REPORTS

1. President's Report
  - a) President Knaub encouraged homeowners to be familiar with the Association's web site: [www.theislandatspringsranchhoa.com](http://www.theislandatspringsranchhoa.com) In addition to monthly HOA Board minutes, homeowners have access to covenants, insurance forms, and much more.
  - b) Drainage issues on both paths were addressed. President Knaub reported that estimates for fixing the erosion and broken walls resulting from excessive rain are being requested for an approximate fix date of April/May 2008. A cost estimate is \$15,000-\$20,000. The city reported that all necessary builder signoffs were secured. Because the retaining wall is less than 4', there is no code governing it.
  - c) The under-drain issues this past year most affected homeowners on Greens Drive. The under drain was plugged with tree roots which cost \$2,500 to correct. The City has agreed to keep the retention pond lower so as to allow the water to drain.
  - d) Grass is still being cut because lawns are still being watered. Because of the hilly terrain of The Island, some lower yards have excessive watering while some higher areas are too dry. The present watering system does not allow for peculiar terrains or various soil types to be watered separately.
  - e) Aspen trees will be trimmed away from houses this fall.
  - f) Homeowners with problems with vols are encouraged to let Skip Wall know. Vol control is done 2 or 3 times each summer.
  - g) Known grass fungus rings (fairy rings) have been treated. It takes a year after treatment before results can be seen.
  - h) Some owners commented on the recurrence of coyotes in the golf course. It was reported that it is habitual for coyotes to occasionally return to their birth place.
  - i) Homeowners with dead bushes were asked to report the problem to Skip Wall. If the problem was caused by homeowner, the cost of replacement will be borne by homeowner; however, if the problem was caused by HOA landscapers, the cost for replacement will be borne by the Association.

- j) Green moldy areas in the paths are caused by the grass mowers who do not gather up the grass after mowing.
- k) Broken sprinkler heads should be reported immediately. Homeowners were advised to not assume the landscaper employees report issues they see.

2. Finance Report

President Knaub reviewed the 2007-2008 budget comparison for The Island at Springs Ranch. He noted that the Board has recommended a \$25/month dues increase effective January 1, 2008, which is the first increase in 5 years. This will generate over \$25,000/year additional income necessitated by the depletion of reserves which resulted from uncommon issues such as excessive snow plowing. The monthly dues pays for such cost items as lawn watering, insurance, trash pickup, house painting, landscaping, driveways, roofs, and gutters. The 2008 total budget is \$256,690; the budget for 2007 was \$229,810.

**A motion to approve the proposed 2008 budget was made by Don Fredericks and seconded by Greg Brockelman. The budget was approved by a unanimous vote.**

NEW BUSINESS

1. Introduction of candidates for HOA Board

There are 3 Board positions open this year. The following homeowners have indicated an interest in those positions: Bob Gadd, Skip Wall, and Jan Hardison. All three are incumbents.

2. Nominations from the floor

There were no nominations from the floor.

3. Voting for Board Members

The motion was made to accept the slate of officers to include Bob Gadd, Skip Wall, and Jan Hardison. Approval was unanimous.

ANNOUNCEMENTS/GENERAL QUESTIONS/COMMENTS

Dues paid by electronic funds transfer (EFT): For the dues change that was approved at this meeting, homeowners who got approval through Z&R to make payments by automatic withdrawal no action is necessary to change the amount of withdrawal to include the additional \$25. For homeowners who completed that process through their bank, a change in the amount automatically withdrawn each month will have to be made with the bank.

Social Chairperson: **Rita Steinhauer** announced her resignation as social committee chairperson effective December 31, 2007. She has voluntarily served in this capacity for 3 years. **Cathy Birch** of 4165 Golf Club Drive volunteered to replace Rita.

There being no further business, the meeting was adjourned at 8:05 p.m.

Submitted by: Jan Hardison  
Secretary, HOA Board  
The Island

Approval date: \_\_\_\_\_