

THE ISLAND AT SPRINGS RANCH
HOMEOWNERS ASSOCIATION ANNUAL MEETING

Minutes for October 20, 2010

CALL TO ORDER

The meeting was called to order at 6:00 p.m. at the Stetson Hills Police Department by President Daryl Grantz. Board members present: Daryl Grantz, Mike Knaub, Jan Hardison, Greg Broeckelman, and Bob Gadd. Linnea Mellinger, Z&R Property Management, was present as well.

1. Roll Call
Linnea Mellinger, Z&R property manager, signed residents in and accepted proxies at the door.
2. Certification of Proxies
Linnea announced that there were 44 households who signed in for the meeting and 9 proxies were submitted for a total of 53 homeowner votes present.
3. Proof of Waiver of Notice
The HOA by-laws state that a quorum is 10% of households.
4. October 21, 2009 Annual Meeting Minutes
Minutes of the 2009 annual meeting were approved as presented (Parks Deming/Earl Rook).

REPORTS

1. President's Report by Daryl Grantz
 - The 2010 Board members were thanked for their services.
 - The house painting cycle was completed during the summer. The Board will determine when to begin the next painting cycle after inspecting houses in early 2011. DeCarlo's Painting has agreed to hold the contract price for 3 more years with a maximum increase of 4% per year for materials and labor.
 - Classic Consulting Engineers & Surveyors charged \$6,900 to complete a survey/study of storm water drainage concerns in The Island, particularly in the area of the 2 walking paths.
 - Unlimited Landscape Services, Inc. (ULSI) was selected from the bid process to complete the path removal/storm water drainage project. ULSI worked with the HOA Board and management as well as Classic Engineers in designing and implementing the work to be done. The project was broken into 3 phases for bidding and cost analysis purposes; the Board negotiated a 5% discount for completing the entire project at once. The project included removing both paths, adding sod to the area of paths, adding sprinklers and adjusting existing irrigation, changing water flow by building berms and channels, and repairing retaining walls. The cost for the project was \$41,706.19. An additional \$1,100 was spent on water drainage issues resulting in the total cost for the entire water mitigation project of \$49,706.19.
 - After receiving 3 bids for waste management, the Board negotiated with Bestway Disposal and procured a contract of \$10.50 per house per month through 2011. If the price of diesel passes \$4 per gallon, the price can be increased.

- All Year Gutter was contracted to clean and maintain/repair all gutters, downspouts, and underground drains for one year.
- A rock sign at the north end of Golf Club Drive similar to the one by the mailboxes is being considered. The homeowner at 4180 Golf Club Drive has agreed to allow the sign to be placed on their property. The majority of homeowners agreed for the Board to proceed with the project. The estimated cost of the sign is \$1,200 plus landscaping.
- CB Insurance mailed a "Unit Owner Packet" to each address in The Island due to a change in the policy. In order to keep the total price low, there was an increase in wind/hail deductible to \$7,500 per home. Homeowners were encouraged to be thoroughly aware of details of their HO-6 policies especially as it relates to assessments coverage and structures.

2. Financial Report by Treasurer Bob Gadd

- There will be no dues increase!!
- Utilities water increase and a dry summer significantly affected the budget resulting in water expense for the year being \$5,085 over budget year-to-date.
- Landscaping expense included part of the storm water drainage project as well as replacing several trees and bushes during the summer resulting in the expense being \$6,815 over budget
- Due to high expenses including the storm water drainage project, funds were not put into reserve accounts for some months
- The 2010 budget year ended \$2,620 over budget.
- The 2011 budget was approved as presented (Bob Simmons/John Box). Responses were given to questions from homeowners on various line items of the budget: We have to have Workman's Comp Insurance in order to have work orders done on the property; the lawn contract includes primarily mowing and grass treatments; the landscaping was lowered by \$2,000 due to the diligence and effort of Greg Broeckelman in monitoring and supervising; a 12% increase in water was included which coincides with the increase announced by City Utilities .

3. Landscaping Report by Greg Broeckelman

- Water expense will exceed budget by about \$20,000 this year. Because of the hot, dry summer, sprinklers ran 3 times per week with native areas being watered 1 time per week.
- Primarily due to diligence in monitoring and doing work by Greg and Daryl, the landscaping, lawn contract, tree maintenance, sprinkler repair, and snow removal will be at or below budget for the year.
- Necrotic ring spots continue to be an issue. Two treatments were applied this year along with 4 fertilizations. Lawn Doctor was contracted this year for fertilization, NRS treatment, tree spraying, insects and weed control.
- Some bushes were not trimmed until July. Roses will be trimmed in the spring along with corner vegetation and grasses.
- Fall clean up and sprinkler blow out will be scheduled dependent on the weather.

- We had beautiful yards even though we had 34 days of over 90 degree weather with only 50% of the average moisture.

NEW BUSINESS

1. Introduction of candidates for HOA Board. There are 2 Board positions open this year. Both incumbents are willing to run again. Daryl Grantz and Mike Knaub were elected by acclamation (John Box/Jane Broeckelman).

GENERAL QUESTIONS & COMMENTS

1. Replace bark with rock: In response to a question, a renewed project to reimburse homeowners who choose to replace bark with rock in 2011 is undetermined at this time.
2. Driveway/curb adjustment: In response to a question, if there are enough homeowners who are interested in going together for having driveway curbs lowered, Don Frederick agreed to coordinate the project.
3. Community handy man: There was some discussion about a contracted handy man for the community who would do projects for homeowners as well as the Association. Several issues were raised; no decisions were made.
4. Social events: Rita Steinhauer reported that community luncheons are scheduled quarterly. Cathy Birch organized the June garage sale with proceeds to be applied to the annual community Christmas dinner. A charity project for Christmas will be adopting 2 families for gifts and food.
5. Tree spacing in yards: In response to the basis for the 'ruling' of 25' distance between ash marshall seedless trees, Daryl responded that the advice was from Harding Nursery.

ADJOURNMENT

The meeting was adjourned at 7:15 p.m. (John Box/John Bianchi).

Submitted by: Jan Hardison
 Secretary, HOA Board
 The Island

Approval date: _____