

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
February 12, 2009**

The meeting was called to order at 7:00 a.m. at the home of Secretary Jan Hardison by President Daryl Grantz. Other Board members present: Bob Gadd, Bob Simmons, and Greg Broeckelman as well as Z&R Property Management representative Linnea Mellinger.

ARCHITECTURAL COMMITTEE REPORT

None

MEMBERS OPEN FORUM

None

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the January 8 and January 9 Board meetings were approved as presented. (Simmons/Broeckelman; 5/0).

TREASURER'S REPORT AND APPROVAL

The January 2009 treasurer's report was discussed and approved as presented. (Hardison/ Simmons; 5/0). Bob Gadd summarized the report stating that there was a \$12,048 net income, Robertson's Landscaping is paid current, and \$4,135 total was put in the following reserve accounts: capital improvements, contingency, and painting.

MANAGEMENT COMPANY UPDATES

1. Bestway Disposal bill: The \$35 increase in the bill resulted from extra trash pickup at one residence. The resident paid the bill and the HOA was credited.
2. Roofing damage: Shingles were observed on the ground. McWilliams checked roofs in the area but determined there was no damage to be corrected. McWilliams did not charge.
3. Caulking: Hammerhead Contracting & Coatings was selected to do necessary caulking to the 6 houses to be painted in 2009 at a total cost of \$575 which includes both materials and labor. (Simmons, Gadd; 5/0) The work will be done in May prior to the painting.
4. Painting: DeCarlo's Painting will paint 6 houses at a cost of \$11,790 with work to commence in June.

TOPICS OF GENERAL DISCUSSION

1. Commercial vehicle definition: previous action of the Board was reviewed concerning the definition of a 'commercial' vehicle. Bob Gadd will speak with a homeowner who was observed stenciling a commercial vehicle in front of his house.
2. Board members for resident contact: Due to a change in Board members this year, a notice will be posted on the bulletin board listing Greg Broeckelman as the contact for landscaping issues and all other issues to be directed to Daryl Grantz.

OLD BUSINESS

1. Yard Maintenance Contract: The Board selected Robertson's Landscaping for the 2009 maintenance of The Island yards. (Gadd/Broeckelman; 4/1 Simmons) The payment plan will be as incurred. Bob Simmons commented that his objection to awarding Robertson's the bid was due to his observation of lack of attention to detail in yard maintenance. Greg will discuss issues with Robertson.

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2. House Painting Contract: DeCarlo's Painting will paint 4180 Greens, 4135, 4165, 4170, 4175, and 4180 Golf Club in 2009 and 4145 & 4155 Golf Club Drive and 4150, 4250, 4260, 4170, 4190 Greens Drive in 2010. This will complete the 1st painting cycle.

NEW BUSINESS

Roof damage: A notice will be posted on the bulletin board advising residents to check their roofs periodically, especially after a strong wind, to inspect for missing shingles or any other roof damage. Damage should be reported to Daryl Grantz.

Drain to Sand Creek: Greg recently checked the water flow at the drain where Island water goes into Sand Creek. Water is flowing, even though there is no landscaping watering now.

NEXT MEETING

Thursday, March 12, at 7 a.m. at 4075 Greens Drive.

ADJOURNED at 8:11 a.m. (Simmons/Broeckelman; 5/0).

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____