

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
March 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 and Greg Broeckelman as well as Z&R Property Management representative Linnea Mellinger. Board member Bob Simmons was absent.

ARCHITECTURAL COMMITTEE REPORT

None

MEMBERS OPEN FORUM

None

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the February 12 Board meeting were approved as presented. (Broeckelman/Gadd; 4/0; Simmons absent).

TREASURER'S REPORT AND APPROVAL

The February 2009 treasurer's report was discussed and approved as presented. (Hardison/Broeckelman; 4/0; Simmons absent). Bob Gadd summarized the report stating (1) there was a \$12,016 net income and (2) \$4,135 total was put in the following reserve accounts: capital improvements, contingency, and painting.

MANAGEMENT COMPANY UPDATES

1. McWilliams checked and repaired roofs in the area: 6679 Showhorse had siding and shingle repair; 6609 Showhorse had fascia board and shingle repairs. The Board authorized payment of the bill. (Hardison/Broeckelman; 4/0; Simmons absent)
2. Roof repair expense responsibility: Homeowners have been advised to be certain they carry HO6 insurance. Greg discussed the past practice of the HOA paying for roof repair when caused by wind. Under the HO6 policies, wind is a covered peril. Linda Engle, CB Insurance agent, will be invited to attend the April meeting to discuss if or how homeowners are responsible for expenses connected with wind-damaged roofs.
3. Bill payment authorization: The Board discussed procedure for authorizing work orders by Z&R. The Management Company was advised that bills should be reported to appropriate Board members before payment. Z&R accounting will not make payment without Linnea's approval.
4. Robertson's 5-Year Cost Comparison: Gary Smith has replaced Steve Samuels as supervisor of the landscaping and yard maintenance contract The Island has with Robertson's Landscaping. The 2003-2008 expense breakdown comparison that had been requested of Robertson's was not available. The Board decided it was not needed at this point. The change of supervisor with Robertson's was discussed. Gary has been with the company since 2003. Prior to that he owned his own landscaping business. Gary will continue to serve The Island with the same crew and foremen. He will be invited to the April meeting.

TOPICS OF GENERAL DISCUSSION

1. Rock vs. bark: Since bark needs partial replacement yearly, the Board discussed the option of rock borders around houses with issues of mulch blowing away. Homeowners will have the option of staying with 'gorilla hair' mulch or changing to rock if there is an issue with mulch blowing away. Board members will inspect the bark areas around all homes in The Island to determine estimated need and priority. Discussion will continue at the April Board meeting.

Minutes of The Island at Springs Ranch Board Meeting of March 12, 2009

OLD BUSINESS

1. Landscaping update:
 - a. Greg has checked all window wells to determine need to have them cleaned of debris, weeds, etc. He estimated that about 1/3 of the homes need the service. Robertson's has estimated a cost of \$500 to complete the job. A notice advising homeowners of the project will be posted on the bulletin board.
 - b. The deco grass that was not trimmed last fall will be trimmed soon.
 - c. In early April, Greg will ask Robertson's to turn the water on to check sprinklers.
 - d. The incomplete drainage project will be reviewed with Gary Smith.
2. Caulking/Painting Schedule notice for homeowners: The list of houses that will be included in the 2009 painting/caulking schedule will be posted on the bulletin board.

NEW BUSINESS

NEXT MEETING

Thursday, April 9, at 7 a.m. at 4075 Greens Drive.

ADJOURNED at 8:30 a.m. (Gadd/Broeckelman; 4/0; Simmons absent).

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____