

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
April 9, 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. Homeowners Gail Box and Ken Hardison were present as were guests Linda Engle, from CB Insurance, and Gary Smith, from Robertson's Landscaping.

BUSINESS REPORTS

Gary Smith, Robertson's Landscaping, introduced himself as the new project manager of landscaping and lawn maintenance for The Island, replacing Steve Samuels. He has been in the 'green' industry since 1990 and with Robertsons since 2003. He is experienced in both residential and commercial properties and presently serves about 45 HOAs. He suggested that the Island begin watering lawns 2 times a week about the middle of April with the natural areas watered 1 time a week. As the weather warms the watering schedule will move to 10 minutes a day 3 times a week. He requested that most communication with him be done by one individual via e-mail with phone contact for emergencies. Greg Broeckelman will be the main contact from The Island.

Linda Engle, CB Insurance, updated the Board on Island insurance. We are presently 100% insured at \$23,814,831. The insurance cost has increased this year by \$1,394 which will renew in May. We are insured at \$1,000 deductible per house per occurrence for wind & hail damage. We are insured at \$5,000 deductible per loss for issues not related to wind or hail. Island governing documents govern who is responsible for wind damage expense. The precedent of roof damage expense by wind or hail has been born by the HOA. Linnea is to get back with Linda on the age of the roofs; the age could affect the deductible.

ARCHITECTURAL COMMITTEE REPORT

- 1) Nancy Schwartz—Dog run/privacy fence
No action taken as written request was not submitted.
- 2) Gail Box—Extend patio
The Board approved the 2' extension and pavers for the patio for the Box home at 6768 Showhorse Ct as presented. The extension will go to the retaining wall. (Gadd/Broeckelman, 5/0)
- 3) Ken Hardison—Porch on front of house and patio covering on back
 - a) The Board approved the addition of a porch on the front of 4075 Greens Drive to extend from the front walkway to the north end of the house. It will look like other front porches in the neighborhood. It was approved as presented. (Simmons/Gadd; 4/0/1 abstain--Hardison for conflict of interest)
 - b) The Board also approved as presented the Hardison request to add a 2" cemented pigmented layer to be stamped on the back patio and to replace existing steps with concrete and the 2" pigmented stamped layer to match the patio (Gadd/Broeckelman; 4/0/1 abstain—Hardison for conflict of interest).
- 4) Jeanne Barnes—Rock to replace mulch on south side of house
The Board approved Jeanne Barnes', 4220 Greens Drive, request to replace the mulch on the south side of her house with rock as has been approved for other homes in the area (Hardison/Simmons; 5/0)

MEMBERS OPEN FORUM

None

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the March 12 Board meeting were approved as corrected. (Broeckelman/Gadd; 5/0). The correction was in Management Company Updates #3 which should read: 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.

Minutes of The Island at Springs Ranch Board Meeting of April 9, 2009

TREASURER'S REPORT AND APPROVAL

The March 2009 treasurer's report was discussed and approved as presented. (Hardison/Simmons; 5/0). Bob Gadd summarized the report stating (1) there was a \$15,299 net income and (2) \$4,135 total was put in the following reserve accounts: capital improvements, contingency, and painting. Caution on spending should be adhered to by all.

MANAGEMENT COMPANY UPDATES

1. Monthly dues are in arrears by 2 homeowners. Procedure for collection is (1) at 30 days a letter is sent from Z&R; (2) at 60 days a letter is sent from an attorney; (3) at 90 days a lien is placed on the property.
2. Commercial vehicles parked on driveways overnight was discussed. As long as the situation meets the conditions adopted by the Board in 2008 regarding commercial vehicles, there is no action needed.
3. Caulking by Hammerhead will begin in June.
4. Painting décor on the house at 4060 Golf Club was authorized at the same time as painting designated houses. (Simmons, Broeckelman; 5/0).

TOPICS OF GENERAL DISCUSSION

1. Introduction of Gary Smith, Roberson's Landscaping: (see above in Business Reports)
2. Insurance presentation with question/answer session by Linda Engle, CB Insurance (see above in Business Reports)

OLD BUSINESS

1. Landscaping update: work has been completed and bills were authorized for payment for window well cleaning, snow removal, and sprinkler check. It was noted that 4185 Greens Drive and 4155 Golf Club Drive had broken sprinklers due to snow removal process. That repair expense should not be paid by the HOA.
2. Replace bark with rock: tabled until May.

NEW BUSINESS

1. Newsletter: Christl will be contacted regarding the quarterly newsletter which is scheduled for April mailing.

NEXT MEETING

Thursday, May 14, at 7 a.m. at 4155 Golf Club.

ADJOURNED at 9:11 a.m. (Simmons/Broeckelman; 5/0).

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____