

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
May 14, 2009**

The meeting was called to order at 7:00 a.m. at the home of President Daryl Grantz and called to order by 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

- 1) Carol Boven-Front Porch Railing
Owner would like to install a front porch railing in Trex like what has been previously approved but only in wood. The only concern that was brought up is the upkeep on the painting, which it would need to be painted by the owner when needed. This is for future homeowner as well. Greg Broeckelman made a motion to approve with the change that owner needs to maintain painting and repair of the handrail. (Broeckelman/Gadd:4/0)

MEMBERS OPEN FORUM

Christl Redmond attended the meeting to discuss the newsletter. The newsletter was initially started up in 2002 and was delivered door to door. Due to the cost of printing and mailing ideas of how else to go about getting information out to owners about Association matters was discussed and it was determined that the Bulletin Board should be used and Linnea brought up that a letter could go out asking owners for updated information along with email addresses for distributing the newsletter and any other information. All agreed this would be good.

Fred Steffers attended meeting as well.

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the April 9 Board meeting were approved as corrected. (Broeckelman/Gadd; 4/0). The correction was minor in that an "r" needed to be added to the last sentence under Old Business item number one (1).

TREASURER'S REPORT AND APPROVAL

The May 2009 treasurer's report was discussed and approved as presented. (Broeckelman/Simmons; 4/0). Bob Gadd summarized the report stating (1) there was a \$13,673 net income and (2) \$4,135 total was put in the following reserve accounts: capital improvements, contingency, and painting.

MANAGEMENT COMPANY UPDATES

1. Roof repairs were done at 6728 Showhorse- 4 missing shingles and storm collar caulked, 4025 Golf Club- 6 shingles, replaced flashing, storm collar repaired, 4080 Greens Drive- 4 shingles sealed.
2. Caulking was done by Hammerhead first week of May.
3. Need to do a walk through to check all driveways for either caulking and for felt expansion replacement. Daryl, Greg and Robert are able to do walk through with Linnea on Monday, May 18.

TOPICS OF GENERAL DISCUSSION

1. Updated Community Roster- this will be taken care of when contact lists come into Z&R.

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. Street repairs: were done by the City but it was not an adequate job to fix the problem. Robert Simmons said that he talked to the Supervisor and they are supposed to come back and do the job again.
3. Replace bark with rock: Discussed best option for owners to participate in replacing current bark with rock. It was determined that any owner wanting to replace all bark around their home the Association would pay ½ the cost up to \$500.00, for owners doing half the home from the front to the backside of one side reimbursement will be \$250. The Association will give guidelines that must be followed to get reimbursement. Robert Simmons will write up the guideline, Linnea will do a letter and send it sent out no later than May 25, 2009.
4. Previously Approved Front porch addition to Hardison's home (4075 Greens Drive)- After further review of the Covenants and the wording stating "*any other Improvement shall be brought upon or constructed upon a Lot except as may be contained within ten (10) feet from the rear wall of the Dwelling Unit,*" the Board will discuss at the next meeting. Daryl will send an email to the Hardison's.

NEW BUSINESS

1. Robert Simmons brought up an area that needs to be looked at 6670 Showhorse. A possible solution would be to terrace the area to keep the dirt and bark contained to prevent further wash outs.
2. Insurance Coverage: Linnea brought up that the Insurance no longer covers sewer back ups. It will be the owner's responsibility to take care of cleaning out their sewer lines and if any back up happens it will be their responsibility. Linnea will call various companies to see if a lower fee can be charged if all Islands Owners use one particular company.

NEXT MEETING

Thursday, June 11, at 7 a.m. at 4075 Greens Drive.

ADJOURNED at 9:11 a.m. (Simmons/Broeckelman; 4/0).

Submitted by:

Linnea Mellinger
Property Manager

Approved: _____