

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
June 11, 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 Bob Ray, Fred Steffers, and Don Frederick were present.

ARCHITECTURAL COMMITTEE REPORT

1. Previously approved front porch addition to Hardisons' home, 4075 Greens Drive. In April an architectural request was approved for the addition of a porch on the front of the house. In May the Board discussed this pilot request a 2nd time and determined that any addition to the front of the house would be in violation of Section 3.2 of the covenants. In May a vote was taken regarding the issue. The porch addition approval was rescinded (Simmons/Broeckelman; 4/1 abstention--Hardison, conflict of interest).
2. Previous verbal approval of a window addition to Petrowsky's home, 6689 Showhorse Court. The Board approved the window addition to the Petrowsky's home. For the record, the request was approved as presented (Broeckelman/Simmons; 5/0)
3. Cement edging request: Fred Steffers, 4080 Greens Drive, submitted a request for approval of a cement pre-formed edging around his house separating the bark area from the grass. His request in a grey/tan color was approved (Simmons/Broeckelman, 5/0)
4. Landscaping. See Old Business #3.

MEMBERS OPEN FORUM

1. Don Frederick—Co-op Rock Project: Don commented on the May 21 letter to homeowners regarding the option of replacing bark with rock. He questioned the legality of the procedure as outlined in the letter. Further, he commented that some homeowners may not choose the rock option and other homeowners may not be able to budget it at this time. The 2009 budget made no mention of this project and that it would be an appropriate item for discussion at the annual meeting. His major concern was non-equal value for assessments paid.

The Board received legal counsel as follows: "The Association, acting through the Board, has the legal authority to decide to replace bark with rock using Common Assessment even if the owners do not pay for ½ the cost . . . The use of Common Assessments for a particular project does not always benefit everyone equally but it usually balances out in the long run because of the many responsibilities of the Association."

2. Bob Ray confirmed that he was on the approval and reimbursement list for the bark/rock project.

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the May 14 Board meeting were approved as corrected. (Broeckelman/Simmons; 4/1 Hardison abstain; she was absent from the meeting).

TREASURER'S REPORT AND APPROVAL

The May 2009 treasurer's report was discussed and approved as presented. (Hardison/Simmons; 5/0). Bob Gadd summarized the report stating (1) there was a \$1,230 monthly net income and (2) \$4,135 total was put in the following reserve accounts: capital improvements, contingency, and painting. He commented that we are ahead of budget as of May 31. He cautioned that the rock project reimbursements should be staggered. Greg Broeckelman was commended for his efforts to curb spending in landscaping primarily by controlling water.

MANAGEMENT COMPANY UPDATES

1. Updated community roster: Linnea will distribute an updated community roster with names and addresses of Island residents. Although the information is from public records, homeowners will be encouraged to use the information with confidentiality. Phone numbers and e-mail addresses are not public information.
2. Robinson Contracting's Proposals: The Board approved (1) the \$295 bid for 6670 Showhorse for trim and garage wrap repairs, (2) the \$195 bid for 4035 Golf Club for caulking windows, and (3) the bid for driveway repairs at various addresses at \$50 per hour plus materials NTE \$2,000 (Simmons/Gadd; 5/0)
3. Utility bill: Linnea contacted Public Utilities regarding a recent water bill that did not include one of the three meters. An adjustment will be made in future bills.
4. Clover mites: Linnea has received calls from homeowners regarding clover mites which are homeowner responsibility. They are not landscaping related.
5. Rain spout drains: The Association is responsible for rain gutter issues. There was a problem at 4130 Greens which was reviewed and determined to be a flashing issue. Homeowners are encouraged to clear the growth and debris where the rain drains surface. Drain issues will be reviewed by Broeckelman and Grantz before professional repair is requested.
6. Terrain problems: The homeowner at 4120 Greens has suggested the need for terracing between his house and the neighbors to more readily allow residents to pass through due to the terrain and the rock ground covering. Daryl and Greg will inspect houses with similar problems and present recommendations to the Board.

TOPICS OF GENERAL DISCUSSION

1. Covenant regarding operating business out of home: A complaint was made regarding a resident with a commercial vehicle parked in the driveway and business machinery in the garage. The resident stated that the home is set up and being used as a single family home.

OLD BUSINESS

1. Landscaping update: Greg reported that some homes in The Island are reporting curling leaves on aspen trees. The evergreen trees have been sprayed but the aspen have not. Treatment of the aspen will be set up. The watering schedule will be reduced as much as possible to still keep the yards green with high curb appeal. Residents are encouraged to report landscaping issues to Greg Broeckelman.
2. Drainage project: Robertsons provided a proposal for the final phase of the path-related drain problems. The proposal for \$3,350 included raising a retaining wall near the bottom of the path (between Golf Club and Showhorse) on the south side, stepping down the path where it comes down the hill to the small drain, resetting steel edging along upper pathway, and repairing the grade. The Board approved the proposal (Gadd/Simmons; 5/0) which will be charged to capital improvement. Per an earlier request of the homeowners at 6648 Showhorse Ct, they will be notified of the plan.
3. Co-op rock project:
 - (a) Bob Simmons reported that there were 16 applications for the bark-to-rock replacement project (14 full house and 2 ½ house applications) which total \$7,500 in reimbursement expense. The Board approved the applications and fund expenditures (Hardison/Simmons; 4/1 Gadd). Linnea will notify the 16 homeowners of their approval and requirements for this project: damage to driveway is homeowner expense; maximum of 3 days including clean up start to finish of each job; homeowner expense for bark disposal; drip lines to be inspected after the bark is removed; minimum 20-yr warranty on grey weed block ground cloth; must be completed in 2009. Final inspection and approval for reimbursement will be done by Bob Simmons.
 - (b) There was discussion regarding 3 homeowners (4210 Greens, 4190 Greens, and 6739 Showhorse) who previously completed bark-to-rock replacement at their own expense. The Board approved \$500 for full house reimbursement for each homeowner if there are funds available at the end of the year (Broeckelman/Hardison; 4/0 Simmons abstained due to conflict of interest)
4. House painting: Depending on weather, house painting should begin the 2nd or 3rd week of June.

Minutes of The Island at Springs Ranch Board Meeting of June 11, 2009

NEW BUSINESS

1. Décor and/or enhancements added to the outside of houses: Anything that changes the look of the structure must receive Board approval (i.e. large letters or lattice work, etc.)
2. Tree replacement: Some homeowners have inquired about the latitude for replacing trees. Greg will determine replacement or not and selection of replacement in communication with the homeowner.

ADJOURNED at 9:00 a.m. (Simmons/Broeckelman; 5/0).

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____
(date)