

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
July 9, 2009**

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

ARCHITECTURAL COMMITTEE REPORT

MEMBERS OPEN FORUM

1. Homeowner Mary Kay Schweitzer addressed the Board regarding an issue concerning their motor home being parked on the street. She was offended by the manner in which she had been advised about the issue. She noted that the City allows 24 hours on-the-street overnight parking during the week but up to 72 hours if a weekend is involved. Discussion ensued to determine a procedure of notifying residents of parking infractions. A copy of the warning that police give regarding impounding recreational vehicle/trailers when parked in the public/city right of way will be posted on the bulletin board. In addition, a notice of HOA procedure regarding infractions of parking on the street over night will be posted.
2. Elena Hall addressed the Board about her concern of people walking through their yard without their permission. Even though The Island has no fences, there are individual home yard boundaries that should be respected by all residents. She requested that everyone, including Board members who are acting in official capacity, notify them if they will be on their property.

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the June 11 Board meeting were approved as corrected. (Gadd/Simmons; 4/0 Grantz absent). The correction was under Old Business, 3(b). The motion was Broeckelman/Hardison; 4/0/1 abstain; Simmons because of conflict of interest)

TREASURER'S REPORT AND APPROVAL

The June 2009 treasurer's report was discussed and approved as presented. (Hardison/Simmons; 4/0; Grantz absent). Bob Gadd summarized the report stating that \$4,135 total was put in the following reserve accounts: capital improvements, contingency, and painting leaving a net income of (\$3012). He commented that landscaping and water were ahead of budget as of June 30 totaling \$22,469.

MANAGEMENT COMPANY UPDATES

1. Scheduled gutter work: the contracted work was completed on July 8 to the homes at 4145 Golf Club Drive and 4130 Greens Drive. Additional residences were added to the gutter work: 4045 and 4035 Golf Club.
2. Driveway work issues: the project is in process.
3. House painting: Bob Gadd walked with sites on the schedule with Linnea and approved payment for 6 houses: 4180 Greens; 4135, 4165, 4170, 4175, and 4180 Golf Club.
4. Other: Homeowners who had exceeded the front-of-house deco approval have removed the deco. The homeowner who replaced glass with plexiglass has been asked to submit an ACC form.

TOPICS OF GENERAL DISCUSSION

1. Red clover mites: Homeowners have contacted Linnea regarding red clover mites on their window sills. The pests can result from various conditions but the responsibility for ridding property of them is the responsibility of the homeowner.

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2. Letter from Stevens, 4120 Greens: The homeowner has indicated interest in having the terrain altered between his house and his neighbors for ease of walking purposes. There is no grass in the area and mulch is difficult to navigate. He will be asked to submit a plan to the Board for consideration.
3. Pavers for Frank: The homeowner requested that he be allowed to include pavers in his bark-to-rock replacement for his wheelchair to navigate from back to front of his house. His request was verbally granted by Bob Simmons.

OLD BUSINESS

1. Landscaping update: Greg reported that Robertson's priority of projects is (1) planting trees and plants per proposal #1491, (2) replacing bark-to-rock for residents who have contracted with them, and (3) path drainage project. Greg updated both the Parsons and Wenzel's on the plans indicating no adverse affect on their property. Both homeowners were satisfied with the plan.
2. Drainage project: The Board-approved project will begin the week of July 13.
3. Co-op rock project:
 - (a) Bob Simmons reported that 4 homeowners have completed the project and been approved for reimbursement.
 - (b) Hardisons amended their approved request to replace 1/2 of the mulch to a full house replacement and to receive full rather than 1/2 reimbursement. The request was approved (Simmons/Gadd; 3/0/1/1 Grantz absent; Hardison abstain due to conflict of interest)

NEW BUSINESS

1. Golf course drainage issue: Linnea will try to set up a meeting with the HOA Board and representatives from the golf course as well as Stormwater Enterprises of the City regarding the French-drain issue. The Board reviewed the physical location and discussed viable options to present at the meeting or in communication prior to the meeting.
2. Dog weight issues: The Island's amended covenants restrict dogs within the boundaries of the development to weigh no more than 50 lbs. Dogs owned by visitors to Island residents are restricted to no more than 50 lbs as well. Any variance from that weight limit requires notification and approval by Linnea at Z&R Property Management. A reminder notification will be posted on the bulletin board.

ADJOURNED at 8:45 a.m. (Simmons/Gadd; 4/0; Grantz absent.).

NEXT MEETING: At Daryl Grantz home, 4155 Golf Club Drive, at 7 a.m.

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____
(date)