

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
August 13, 2009**

The meeting was called to order at 7:00 a.m. at the home of 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 Mike Knaub and Skip Wall were present.

ARCHITECTURAL COMMITTEE REPORT

1. 6689 Showhorse- Petrowsky- Daryl hand delivered an ACC Request to Linnea for replacing bark with rock.
2. 4045 Golf Club- Ferriter requested to install Lexan to replace the damaged Plexiglas on southside of home. Owner states that Lexan will be .50 thick, Board thought it was too thick and asked for it to be .15 and have a formal written request.

MEMBERS OPEN FORUM

1. Mike Knaub and Skip Wall were at the meeting to discuss the history of the wall and the different discussions about the path. The wall has been repaired 2 other times and repaired as previously built both times. Mike said that the wall should be built to be able to withstand the force of the water coming down the path to the extent that the wall is more a damn. Skip had mentioned that in the past he brought up a name of an engineer that could possibly be used but for an engineer to come up with a plan would be costly. Mike stated that money could be put aside just for the maintenance of the path and wall. Skip brought up that sod should be put down in place of the path.

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the July 9th Board meeting were approved as corrected. (Gadd/Broeckelman; 4/0 Hardison absent.)

TREASURER'S REPORT AND APPROVAL

The July 2009 treasurer's report was discussed and approved as presented. (Simmons/Broeckelman; 4/0). Bob Gadd summarized the report stating (1) Cash operating has \$42,137.00 (2) \$4,135 reserve transfer was met for the various allotted future expenses. He commented that we are ahead of budget as of July. Greg's efforts in keeping landscaping costs down and managing the water have helped.

MANAGEMENT COMPANY UPDATES

1. Legal: Orten Cavanaugh Richmond and Holmes law firm wrote up the new requirement per CCIOA. It states how the HOA will maintain and Fund the Reserves.
2. CM Robinson Payment: Greg, Daryl and Linnea walked the property to review the caulk work that had to be redone on some of the driveways. After reviewing the work it was determined by Greg, Daryl and Jan to pay the additional \$400 for time and material. The total amount though was \$2425.
3. Drainage Report: Tom Tauche had sent over a proposal to extend the drainpipe that comes from The Island at Springs Ranch property and extends into the detention pond that is maintained by the Springs Ranch Golf course. His bid consisted of 300 ft of 3" pipe, 7-ton rock and Labor for a total of \$727.50. Todd Sturtevant has quoted to Linnea that it would take 110 ton of rock and for the rock alone it would be \$2400. Linnea talked to Tom about the amount of rock he had and was concerned that it was not enough for the job based on Todd Sturtevant. Linnea has left a message with Todd in regards to his estimate and is waiting for a reply. It was mentioned that the pipe needs to be 4" not 3" and that Tom needs to make sure that the pipe will extend to the culvert so that the flow of the water coming out of the pipe can be checked periodically. It was determined that once Todd has responded to his numbers on the rock vs. Tom's numbers that Board members will meet with Tom prior to work being done. At the meeting will review one final time of where the pipe will be laid and any other details that the Board may have at that time. It was

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also determined that if more rock is needed and the labor cost changes due to the increase of rock and larger pipe a cap of \$3,000. (Simmons/Broeckelman 4/0)

4. Roof Repairs: 4075 Golf Club had 6 shingles replaced and there are two other homes that Linnea got calls on. The addresses are 4095 Greens Drive and 4120 Greens Drive.
5. Paint Touch-ups: Glen Decarlos came out and did the two homes that needed touch-up. Daryl said he reviewed 4165 Golf Club and Linnea followed up with the owner at 4060 Golf Club.
6. Landscaping at 4120 Greens Drive: Linnea talked to Maddie Stevens regarding the bark between the homes, how the homeowners have gotten bids for rock, and the cost is over \$3,000 due to the large area. The Steven's feel that the Association should do something with the area between the homes. Daryl and Greg both stated that other homeowners who have wanted to change the landscaping or bark around their homes have submitted plans and pay for the cost of the change.
7. Linnea mentioned that Claude from Alpine Animal control was contacted for vole treatment.

TOPICS OF GENERAL DISCUSSION

1. None

OLD BUSINESS

1. Landscaping update: Greg reported that in reviewing bills the hours spent mowing was different with June being the highest and July being the lowest. Gary talked to Greg about the timing of getting on to the property to get things done has been difficult at times because Gary is trying to give quality service to all his customers. Greg said he could respect that. Greg commented on how Gary's pricing on things are lower than Steve's cost on things, for example, Steve's hourly labor price last year on mulch was \$38.50 and Gary's price is \$28.50 and mowing has been lower than previous years. Fertilization that Curb Appeal recommends is NRS mix which is a slow growth mix. There are supposed to be 4 fertilization treatments this year.
2. Drainage project: Has been tabled
3. Co-op rock project:
 - (a) Hankin's has finished the rock project and only one owner remains to finish Bob Simmons will review once it is done and let Linnea know.

NEW BUSINESS

1. Communication Intra-Board and with Z&R (Linnea): Daryl requested that all Board members and Linnea make sure that all are included on Board discussions. There was one time that a Board member was left off an email and could not give their input so want to make sure that all are kept in the emails.
2. Future of the Path: Two bids came in for repairing the retaining wall. Unlimited Landscape can repair the wall with rebar and cement for \$2,967.70, JTB Landscaping bid had reconstruct the wall and existing drainage system, repair weed barrier and river rock, install two water collection bins and add drain pipe to connect with existing French drain. They had boulders and steps in the bid as well and the cost was \$7,730. Robertson's bid was to repair the wall with geogrid, add subsurface drainage behind the wall, offset wall, do proper base course under remaining portions of the existing wall and the cost is \$10,000. Linnea suggested meeting with Unlimited and JTB to review their bids. (Simmons/Gadd 3/0 Hardison & Broeckelman absent)

ADJOURNED at 9:00 a.m. (Gadd/Simmons; 3/0).

Submitted by:

Linnea Mellinger
Property Manager

Approved: _____
(date)