

**MINUTES OF THE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FOR  
THE ISLAND AT SPRINGS RANCH  
September 10, 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 as well as Z&R Property Management representative Linnea Mellinger. Homeowner Mike Knaub was also present.

**APPOINTED BOARD MEMBER**

Board member Bob Simmons submitted his resignation as a Board member on August 13. Mike Knaub was appointed to complete the term which will be the annual meeting in 2010 (Broeckelman/Gadd; 3/0; Hardison absent)

**ARCHITECTURAL COMMITTEE REPORT**

1. Plexiglas replacement: The homeowners at 4045 Golf Club Drive previously formally requested to put plexiglas to replace the glass on four windows protecting them from errant golf balls. Board approval modified the request to install .15 UV treated, clear non-yellowing impact rating. The work has been completed per the Board's modification (Broeckelman/Knaub; 3/0; Hardison and Gadd absent).
2. Arthur Petrowsky, 6689 Showhorse Ct., requested to be added to homeowners changing from mulch to rock. His request was approved (Hardison/Knaub 4/0 Broeckelman absent). Reimbursement will be considered in 2010 if the rock project is continued. Former Board member Bob Simmons will be asked to review the completed project, which he did for all the other approved homeowners who participated in the project.

**MEMBERS OPEN FORUM**

None

**APPROVAL OF PREVIOUS MEETING MINUTES**

Minutes of the August 13 Board meeting were approved as corrected. (Gadd/Knaub; 3/0 Broeckelman absent Hardison abstain). The corrections were under Management Company Updates #3 last sentence ". . . if more rock is needed and the labor cost changes due to the increase of rock and larger pipe a cap of \$2,500 was set.". The second correction was #5: delete "with Glen" and add "Courson, 4060 Golf Club".

**TREASURER'S REPORT AND APPROVAL**

The August 2009 treasurer's report was discussed and approved as presented. (Hardison/Knaub; 4/0; Broeckelman 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 (\$12,326).

**MANAGEMENT COMPANY UPDATES**

1. Drainage Report: the work for the drainage pipe and rock to drain into Sand Creek across the golf course was reviewed. The pipe has been extended per agreement between the BOD and golf course. The 'clean out' area is acceptable.
2. Traveler's Bill: A double billing occurred to The Island from Traveler's Insurance. The error has been corrected and a credit will be applied to future charges.

## TOPICS OF GENERAL DISCUSSION

None

## OLD BUSINESS

1. Landscaping update:
  - a. By e-mail, Greg reported that watering continues 3 times a week with native area watered 1 time a week.
  - b. Landscape trimming: Bush and tree trimming will begin the week of September 8.
  - c. Pest control: Vole and gophers are being treated in early September. Alpine Animal Control is doing the work and are aware of more severe issues at 4025 Golf Club.
  - d. Drain to creek: Greg commended Tom Touche of the golf course for the work on the drainage project. Additional work is needed before the remainder of rock is spread.
2. Retaining Wall Repair: The project is complete.
3. Swale Improvement: During exceptionally heavy rains recently the city drains between 4130 and 4140 Greens has not allowed water to drain fast enough resulting in water running over the curbs resulting in issues in yards. Linnea will contact Stormwater Enterprise for information relevant to this problem.
4. Future of the Paths: Options were discussed for fixing the washed-out condition of the 2 paths in The Island. Discussion of this issue will be agendaized for discussion/action at the annual homeowners meeting, specifically as to whether an engineer's report should be secured prior to determining any action.
5. CM Robinson's Overcharge: Robinson completed the garage-to-driveway expansion joint repair which was approved by the Board not to exceed \$2,400. Bob Gadd moved that the bill of \$2,425 be paid but the contractor be advised to follow protocol in the future. The motion died for lack of a second. The Board authorized payment of \$2,400 as originally agreed (Hardison/Grantz; 3/1; Gadd voted no and Broeckelman was absent). Linnea will request the overcharge to be refunded.

## NEW BUSINESS

1. Annual Meeting: The 2009 Homeowner's Annual meeting will be Wednesday, October 21, at 6 p.m. A notice will be on the bulletin board as well as included in a mailing to all residents.
2. Proposed 2010 Budget: The Board approved the proposed 2010 budget to be presented to the homeowners at the annual meeting for approval (Knaub/Hardison/4/0).

**ADJOURNED** at 8:30 a.m.

**NEXT MEETING:** At Jan Hardison's home, 4075 Greens Drive, at 7 a.m. on October 8.

Submitted by:

Jan Hardison  
Secretary, The Island HOA

Approved: \_\_\_\_\_  
(date)