

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
October 8, 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 and Mike Knaub as well as Z&R Property Management representative Linnea Mellinger. Greg Broeckelman was absent.

ARCHITECTURAL COMMITTEE REPORT

Doris Burch, 4125 Golf Club Drive, requested permission to install a safety hand rail from the front door to the street end of the garage. The request was approved as presented (Gadd, Hardison 4/0—Broeckelman absent)

MEMBERS OPEN FORUM

None

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the September 10 Board meeting were approved as corrected. (Gadd/Knaub; 4/0 Broeckelman absent). The corrections were under Management Company Updates #2 last sentence “. . . The error has been corrected and a credit of \$2,150 will be applied to future charges.”

TREASURER’S REPORT AND APPROVAL

The September 2009 treasurer’s report was discussed and approved as presented. (Hardison/Knaub; 4/0; Broeckelman absent).

MANAGEMENT COMPANY UPDATES

1. Swale Between 4130 and 4140 Greens Drive: Linnea reported that the HOA is responsible for maintenance of the swale. An inquiry from Stormwater Enterprises has had no response. It was suggested to take pictures if the flooded area happens again.
2. CM Robinson Overcharge: The \$25 overcharge for garage-to-driveway expansion joint repair has been refunded to us by Robinson.
3. Tethered dog: Resulting from a complaint, a letter will be sent to a resident stating covenants in relation to dogs not being tethered.

TOPICS OF GENERAL DISCUSSION

None

OLD BUSINESS

1. Landscaping update: Grass will be watered one time a week until the water is turned off. The bushes at the base of the flag at the entrance to the development need to be trimmed as they are blocking light on the flag.
2. Annual Meeting: Procuring an engineer’s report to fix the path erosion issue will be discussed at the Annual Meeting. If the engineer’s report is approved by the membership, 3 bids will be secured. The project should be completed before the rain season in 2010.
3. Reimbursement for previous “rockers”: The Board approved (Gadd/Knaub 4/0; Broeckelman absent) immediate payment of \$500 for residents who had completed exchanging rock for mulch before the project this year. Residents who will be paid are at 4210 and 4190 Greens and 6739 Showhorse.

Minutes of The Island at Springs Ranch Board Meeting of October 8, 2009

NEW BUSINESS

1. Fire Department Home Safety Program: The Colorado Springs Fire Department Community Service department asked if they could present a program on home safety at the annual meeting. They will be asked to give a program in the spring if there is interest expressed at the meeting.
2. House Painting Schedule: There are 7 houses scheduled to be painted in 2010 which will complete the first painting cycle for The Island. The need for starting a new schedule will be reviewed following completion of the cycle next summer.
3. City Plan for Snow Removal: The Board decided to not participate in a new City Plan for Snow Removal resulting from the city's determination to not service residential streets unless there is 6" of snow. We will continue to secure our own snow removal as needed.
4. UBS Service Charge: We received notification that the financial institution (UBS) who manages our reserve funds will begin charging \$75 per year in 2010 as a management fee. Linnea will ask Darren to check other options comparing interest vs. management fee.

ADJOURNED at 8:12 a.m.

NEXT MEETING: At Jan Hardison's home, 4075 Greens Drive, at 7 a.m. on November 12.

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____
(date)