

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
November 12, 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, Greg Broeckelman, and Mike Knaub as well as Z&R Property Management representative Linnea Mellinger. Homeowner Barbara Parsons was present also.

ARCHITECTURAL COMMITTEE REPORT

MEMBERS OPEN FORUM

Barbara Parsons, 6648 Showhorse Ct., requested an update on the water problem engineering reports that were approved at the annual homeowners meeting. She was assured that drainage from both paths would be addressed in the reports.

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the October 8th Board meeting were approved as presented (Gadd/Knaub; 5/0). The minutes of the October 21 Board meeting to designate the 2010 officers elected were approved as presented (Gadd/Knaub; 5/0). Officers are Daryl Grantz, president; Greg Broeckelman, vice president; Jan Hardison, secretary; Bob Gadd, treasurer; and Mike Knaub, director at large.

TREASURER'S REPORT AND APPROVAL

The October 2009 treasurer's report was discussed and approved as presented. (Knaub/Hardison; 5/0).

MANAGEMENT COMPANY UPDATES

1. Engineers study of paths: Terra Nova Engineering and Obering, Wurth & Associates have information and have walked the paths to design a proposal for a solution to the water drainage problems. Classic Consulting Engineers & Surveyors will be the 3rd company to present a proposal. Priority for the project is (1) engineers reports with options, (2) fix the water drainage/runoff problem, and (3) landscape the areas.

TOPICS OF GENERAL DISCUSSION

OLD BUSINESS

1. Landscaping update: Water lines have been prepared for winter. Clean-up of leaves is complete.
2. Fertilization contract: A quote for 2010 from Lawn Doctor for fertilization and NRS treatment was presented. The option of a direct contract with the HOA as opposed to sub-contracting through Robertsons was discussed. Curb Appeal has contracted with Robertsons to do Island work for several years but their work was not always satisfactory. The Board approved contracting with Lawn Doctor providing for 4 fertilization and 2 NRS treatments in 2010 for \$8,366 (Knaub/Gadd; 5/0)
3. Annual Meeting: The minutes of the October 21, 2009, annual meeting were reviewed and will be presented to the homeowners at the 2010 annual meeting for approval.

NEW BUSINESS

1. Best Ways' rate increase for trash removal. Bestway is stating there will be a .75 cent increase per house per month in garbage removal for 2010. Linnea was asked to negotiate with Best Way to hold that rate for at least 2 years. (Broeckelman/Knaub, 5/0)

Minutes of The Island at Springs Ranch Board Meeting of November 12, 2009

2. Investment of funds: After comparing interest rates and management fees, the Board decided to move all funds to UMB, closing accounts with UBS. A \$75 account management fee was going to be added to our accounts with UBS in 2010 (Broeckelman/Gadd; 5/0).
3. Replacement of light fixtures and house numbers on front of homes: Both light fixtures and house numbers on some Island homes need to be replaced. It is the homeowner's responsibility to replace both subject to Board approval.
4. Seed paths vs. sod paths vs. xeriscape paths: No further discussion on this until the water drainage issues have been resolved.
5. Review of original engineer drawings: Mike Knaub has a copy of the original engineer's drawing for The Island development. They were reviewed in light of Board discussion on various topics and are available for review as needed.
6. Renew Robertson contract in 2010: Greg recommended that Robertson be retained for 2010 for landscaping under the same contract as in 2009 (Broeckelman/Hardison; 5/0)
7. Unapproved ramp: Linnea will contact a homeowner regarding the construction of an unapproved ramp at the front of the house.

ADJOURNED at 8:08 a.m.

NEXT MEETING: At Jan Hardison's home, 4075 Greens Drive, at 7 a.m. on December 10.

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____
(date)