

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

**ARCHITECTURAL COMMITTEE REPORT**

A written request for a temporary ramp for wheel chair access to the home of Richard & Darlene Naughton at 4040 Golf Club was approved as presented (Knaub/Broeckelman, 5/0). Because of the 'temporary' approval, the project will be reviewed by the Board in 4-6 months if the ramp has not been removed.

**MEMBERS OPEN FORUM**

**APPROVAL OF PREVIOUS MEETING MINUTES**

Minutes of the November 12 Board meeting were approved as presented (Broeckelman/Knaub; 5/0).

**TREASURER'S REPORT AND APPROVAL**

The November 2009 treasurer's report was discussed and approved as presented. (Knaub/Hardison; 5/0). Bob Gadd, treasurer, commented that the financial report is positive largely due to the management of water during the summer and the minimal snow removal last winter. Income exceeded expenses by \$11,698 combined with \$4,135 invested in reserves leaving a positive cash flow of \$7,563.

**MANAGEMENT COMPANY UPDATES**

1. Engineers study of paths: (1) Terra Nova Engineering, Inc submitted a proposal for \$11,000 plus an additional \$4,985 for surveying by Rampart Surveys, Inc. or Pinnacle Land Surveying Company, Inc. for \$4,660. (2) Obering, Wurth & Associates Consulting Engineers and Professional Land Surveyors submitted a proposal for a total design estimate of \$7,900-\$8,900. (3) Classic Consulting Engineers & Surveyors submitted a proposal for a total contract amount of \$6,900. A motion was made and seconded (Gadd/Hardison) and then withdrawn (due to the estimated cost) to accept the proposal of Obering. The Board subsequently approved accepting the proposal by Classic (Broeckelman/Knaub, 5/0).
2. Bestway Disposal Price Increase: Because Bestway has notified us that rates will increase in 2010 by 75¢/house, Linnea secured 2010 trash service fees from 3 companies: (1) Bestway's annual price=\$11,844 and recycling of 100% participation of homeowners at \$5/month; (2) Waste Management's annual price=\$11,280 and recycling offering owners an option to set up an individual account at \$4.20/month with initial bin or tote charges; and (3) Springs Waste's annual price=\$10,440 and recycling of \$2/month individually including a recycle bin. Subject to a positive BBB report and customer comments of Springs Waste, the Board approved replacing Bestway with Springs Waste beginning in February 2010 (Broeckelman/Hardison, 5/0).

**TOPICS OF GENERAL DISCUSSION**

**OLD BUSINESS**

Landscaping update: There are still some outstanding bills from Robertson; landscaping work is complete.

Minutes of The Island at Springs Ranch Board Meeting of December 10, 2009

**NEW BUSINESS**

1. Gutter problem at 4210 Greens Drive: Homeowner has requested gutter replacement for the front of his house due to a leaking problem. The gutter was repaired but it didn't hold. The request is to have 5" gutters replace the 4" gutters. All Year Gutters has not been successful in attempts to contact the homeowner but will continue to try. No action was taken by the Board at this time.
2. Advertising signs in yards: A complaint was discussed concerning an Island homeowner who allowed a non-construction advertising sign to be posted in his yard. The only Board-authorized signs have been during construction (i.e. basement finishing) and removed immediately upon completion of the project. This is covered in the covenants in Section 5.12.
3. Transfer of funds: The Board authorized Z&R to transfer funds from UBS to UMB as a 9-month CD at 1.25% (Knaub/Broeckelman, 5/0).
4. Directory: Linnea will provide current directories to the Board via e-mail. These will not be for public distribution as they contain e-mail addresses for Board use only.

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

**NEXT MEETING**: At Jan Hardison's home, 4075 Greens Drive, at 7 a.m. on January 14, 2010.

Submitted by:

Jan Hardison  
Secretary, The Island HOA

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