

**MINUTES OF THE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FOR  
THE ISLAND AT SPRINGS RANCH  
February 11, 2010**

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. Bill Clarke, 4165 Greens Drive, was present.

**ARCHITECTURAL COMMITTEE REPORT**

The temporary wheelchair ramp at 4040 Golf Club Drive has been removed.

**MEMBERS OPEN FORUM**

Bill Clarke commented that the gutter drain which passes under the porch or walkway in front of their house does not drain in the winter when water freezes at the end of the drain pipe. That is a common problem for residents of The Island whose house faces in a direction that has little winter sunshine on the front. The covenants state that the homeowner is responsible for the porch and stoops.

**APPROVAL OF PREVIOUS MEETING MINUTES**

Minutes of the January 14, 2010, Board meeting were approved as presented (Gadd/Broeckelman; 5/0).

**TREASURER'S REPORT AND APPROVAL**

The January 2010 treasurer's report was discussed and approved as explained Knaub/Broeckelman; 5/0). The \$126 water bill was explained as a monthly minimum. The January 2010 beginning consolidated reserve balance is \$119,038.57 and the January 2010 ending consolidated reserve balance is \$123,686.73. Reserve allocations in January were \$750 for capital improvements; \$500 for contingency; and \$3,385 for painting. There was a \$9,998.24 net income for the month. It was suggested that the new format for management's financial report itemize reserve accounts.

**MANAGEMENT COMPANY UPDATES**

1. Engineers study of paths: Marc Whorton, Classic Consulting Engineers & Surveyors, presented the results and drawings of the survey. He had been charged by the Board to survey for water control involving the two paths and resulting water damage to include the elimination of the paths. The possibility of doing the work in phases could result in lower expenses because sequence of corrections could result in less need for other corrections. Marc agreed to diagram phases into the drawings in priority order and resubmit the drawings.
2. Bestway Disposal contract details: On January 18 Board members Grantz, Broeckelman, and Knaub visited the Bestway Disposal administrative office to discuss the price increase with an administrator. The agreement was made to continue with Bestway for the next 2 years with no increase in 2011 unless the cost of diesel exceeds \$4/gallon. The contract date will be January 1, 2010 through December 31, 2011. (Knaub/Broeckelman; 5/0).
3. DeCarlo's Painting 2010 Bid & Future Contract: The following seven houses are scheduled to be painted in 2010: 4170, 4190, 4150, 4250, and 4260 Greens, 4145 and 4155 Golf Club Drive. The Board accepted his proposal totaling \$14,105 to paint the exterior body and trim. In addition the proposal to caulk all windows on the same units to include material and labor totaling \$500 was accepted (Broeckelman,Gadd; 5/0). DeCarlo's proposal for a 3-5 year contract will be discussed at a later meeting. Linnea will confirm details of the 2010 proposal.

**TOPICS OF GENERAL DISCUSSION**

Minutes of The Island at Springs Ranch Board Meeting of February 11, 2010

**OLD BUSINESS**

1. Landscaping update: Linnea confirmed that Lawn Doctor has not contacted Z&R to set up an account. A written contract will be requested. Greg understands that the contract will include 2 necrotic ring treatments and 4 fertilizations. There was discussion regarding applying a pre-emergent. We will discuss the pre-emergent issue in March after we get costs per house, etc.
2. Gutter diverters at 4210 Greens Drive: Work has been completed by All Year Gutters. The excess work that was done at the homeowner's request will be billed to the homeowner.

**NEW BUSINESS**

1. Bid for gutter clean-out, repair with guarantee: All Year Gutters submitted a gutter cleaning proposal for The Island. Linnea will ask Rainguard Seamless Gutter for a proposal. The Board will discuss this in March.
2. Summer 2010 home painting: See #3 under Management Company updates above.

**ADJOURNED** at 9:25 a.m.

**NEXT MEETING**: At Jan Hardison's home, 4075 Greens Drive, at 10 a.m. on February 15, 2010.

Submitted by:

Jan Hardison  
Secretary, The Island HOA

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