

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

The meeting was called to order at 7:05 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**

**MEMBERS OPEN FORUM**

**APPROVAL OF PREVIOUS MEETING MINUTES**

Minutes of the February 11, 2010, Board meeting were approved as presented (Gadd/Broeckelman; 5/0). Minutes of the special Board meeting of February 15, 2010, were approved as corrected (Broeckelman/Gadd; 5/0). Corrections were to change "window" to "skylight" and add ". . . roofing damage leaks resulting . . ." in Architectural Committee Report.

**TREASURER'S REPORT AND APPROVAL**

The February 2010 treasurer's report was discussed and approved as explained (Hardison/Knaub; 5/0). It was noted that 2 snow removals were not included. Net income for the month was \$7,787. Net assets as of February 28 were \$185,230.

**MANAGEMENT COMPANY UPDATES**

1. Engineers study of paths: The bid by Unlimited Landscape Services, Inc. was approved. (Gadd/Knaub; 5/0). The bid was submitted in three phases with details about projects in each phase. The total price for all three phases as submitted was \$45,759.25. A meeting will be scheduled with Unlimited for March 16 to discuss the bid.
2. Gutter cleaning/repair bids: All Year Gutters' bid to re-pitch 4" gutter and in some cases install a downspout and install approximately 12' of 5" seamless gutter and one miter to 10 houses totaling \$960 can be done at owner's expense. Houses included in the proposal are 4125, 4070, 4080, 4165, 4060, 4175, 4155, 4135 Golf Club and 6629 and 6619 Showhorse. The cleaning bid from All Year Gutter in the amount of \$2820 for spring and fall was approved. (Broeckelman/Knaub;5/0).
3. Future (2011+) house painting contract with DeCarlo's: The Board approved a bid totaling \$155,100 for painting 94 units at \$1,650 each for the next cycle of house painting (Broeckelman/Knaub; 5/0). The period of the contract is agreed to be 3-5 years. Material and labor may increase up to but not more than 4% each year. The price in this bid is the same price DeCarlo's has painted all the houses in The Island for the 1<sup>st</sup> painting cycle.
4. New insurance: Traveler's Indemnity Company of America notified The Island that effective 5/28/2010 the coverage will be increased for wind/hail deductible to \$7,500 flat per building. This is an increase of \$2,500. Additional options will be researched before the item is agendaized for a future Board meeting.
5. Lawn Doctor: An agreement proposed by Gavin Vitt, owner of Lawn Doctor, was approved for an annual cost of \$8,366 (Hardison/Broeckelman; 5/0). This will include 4 applications of fertilizer and weed control and 2 applications of fungus control.
6. Audit: Waugh & Goodwin, LLP audited the balance sheet of The Island as of December 31, 2009. The balance sheet showed total assets as well as total liabilities and fund balances of \$167,541. The audit noted that the Association has not conducted a reserve analysis to determine the remaining useful lives of the components of common property and current estimates of costs for major repairs and replacements that may be required in the future. The audit was accepted as presented (Gadd/Hardison; 5/0)

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

**TOPICS OF GENERAL DISCUSSION**

1. Bark to rock reimbursement in 2010: Due to the expense of the drainage and landscaping project approved for the 2010 budget year, the partial reimbursement for bark to rock replacement will not be offered this year to homeowners (Gadd/Broeckelman; 5/0). The project will be considered again in 2011.
2. Concrete surface responsibility: Some homeowners have expressed concern over drainage causing icy conditions on walkways. According to Article 5.1 and 8.263 of the Covenants, the HOA is responsible for the driveway but maintenance of all other concrete is the responsibility of the homeowner. In addition, the HOA maintains gutters but is not responsible for design flaws. A notice will be put on the bulletin board advising homeowners of these responsibilities.

**OLD BUSINESS**

1. Landscaping update: There is a minimum of cleanup needed at this time. Water has not been turned on. The number of broken sprinkler heads resulting from snowplowing will be assessed and discussed with Robertsons.
2. Need and Price for applying pre-emergent (weed control): Robertson proposed \$2,896.80 for "Off lawn" Herbicide Service Mike plus one for beds around the houses and common area perennial beds. We will apply pre-emergent to the perennial beds and entrances only and spot spray weeds around the houses as needed during the summer just as we did last year

**NEW BUSINESS**

1. Request to waive late fee of \$30.00: A request by a homeowner for the HOA to waive a \$30 late fee resulting from a mixup in communication between the owner and property manager was denied (Broeckelman/Hardison/ 5/0). Conditions which may be considered by the Board for waiving late fees include extenuating circumstances.
2. Street Lights: Due to the City's budget cuts, street lights except at intersections have been turned off. Homeowners have the option of "adopting" street lights at a cost of approximately \$75 per year for each light. The HOA will not participate in adopting street lights in The Island.

**ADJOURNED** at 8:53 a.m.

**NEXT MEETING**: At Jan Hardison's home, 4075 Greens Drive, at 9 a.m. on March 16, 2010.

Submitted by:

Jan Hardison  
Secretary, The Island HOA

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