

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING
FOR
THE ISLAND AT SPRINGS RANCH
March 16, 2010**

The meeting was called to order at 9:08 a.m. at the home of Secretary Jan Hardison by President Daryl Grantz. Other Board members present: Greg Broeckelman as well as Z&R Property Management representative Linnea Mellinger. Gil Medina, of Unlimited Landscape Services, Inc. and Marc Whorton of Classic Consulting Engineers & Surveyors were also present.

TOPICS OF GENERAL DISCUSSION

Engineer's study of paths: The approved drawings by Marc Whorton were reviewed. Gil Medina based his bid for the landscaping on the drawings. Options of individual jobs within phases were discussed at length. Possibilities of reducing the number of jobs based on completion of higher priority jobs was discussed. The Board approved eliminating jobs 5a and 5b in Phase I. The drain in Job #4 of Phase II will not be removed.

Total cost for Phase I was \$22,819, for Phase II was \$15,722.25 and for Phase III was \$7,218 for a total project cost of \$45,759.25.

The possibility of completing all three phases at the same time was discussed. Mr. Medina offered to reduce the total cost by 5% if all three phases were completed simultaneously due to the lower cost of moving personnel, equipment, and supplies. The Board agreed—subject to agreement by the 2 Board members who were absent—to doing all three phases simultaneously with the option of quarterly payments if necessary in order to qualify for the 5% discount (Hardison/Broeckelman; 3/0/2 absent—Knaub and Gadd). The resulting total cost will be \$41,706.19.

A homeowner meeting will be scheduled for March 29 at the Stetson Hills Police Station Community Room at 7 p.m. to explain the action of the Board.

Mr. Medina requested a Board member or property manager to confirm grading before the project proceeds. Mr. Whorton requested being included in path work behind 4020 Golf Club.

The sprinkler system can operate during project work as sprinkling is done at night.

ADJOURNED at 10:15 a.m.

NEXT MEETING: At Jan Hardison's home, 4075 Greens Drive, at 7 a.m. on April 8, 2010.

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____
(date)