

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
May 13, 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: Greg Broeckelman, Bob Gadd, and Mike Knaub as well as Z&R Property Management representative Linnea Mellinger.

ARCHITECTURAL COMMITTEE REPORT

The request by Tom Boven, 6728 Showhorse Ct, to plant 2 Colorado blue spruce trees in the rear yard close to where the path used to be to serve as a screen between houses was approved as presented (Hardison/Knaub; 5/0).

The request by Bill Clarke, 4165 Greens, to remove downspout on gutter at front porch, reslope gutter, and fill hole in porch and yard was approved as submitted (Gadd/Hardison; 5/0).

Further discussion of gutter issues that are brought to the Board's attention resulted in the decision to seek legal advice regarding the responsibility for problems caused by faulty design of gutters (Gadd/Hardison; 5/0). Clarity is requested for section 8.2b1 of the covenants.

MEMBERS OPEN FORUM

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the April 8, 2010, Board meeting were approved as corrected (Broeckelman/Gadd; 5/0). The correction was under Management Company Updates, #1: "Van Gilder" was changed to "CB Insurance".

TREASURER'S REPORT AND APPROVAL

The April 2010 treasurer's report was discussed and approved as explained (Knaub/Broeckelman;5/0). Net income YTD is \$27,559. Net worth as of April 30 is \$195,317. Z&R will make final payment to Unlimited Landscaping.

MANAGEMENT COMPANY UPDATES

1. New insurance: After reviewing quotes from other insurance options, the Board approved the property insurance proposal from CB Insurance for the period 5/28/2010 to 5/28/2011 (Knaub/Broeckelman; 4/0; Grantz was excused for jury duty). The proposal includes \$5,000 deductible per loss (except wind and hail losses) and an increase to \$7,500 deductible per building for wind and hail losses. The insurance company will be asked to mail an explanatory letter to all homeowners to include frequently asked questions about insurance. This mailing will be an HOA expense.
2. Gutter replacement: Item was tabled until legal response is available.
3. Damaged garage door: There has been no response from the homeowner to the letter from Z&R regarding the repair/replacement of a homeowner-damaged garage door.
4. Springs Ranch Master Association documentation: Annual documents required by contract to be submitted to The Island by the Springs Ranch Master Association have been received with the exception of the listing of assessments to all HOAs that are members of the Association. Linnea will request the document.
5. Gutter repairs and roof fixes: McWilliams completed a drive-by assessment of all homes for missing roof tiles. Linnea will ask for a bid to include all of the houses needing roof repair. If the bid does not exceed \$250, Linnea will ask McWilliams to proceed with the work without further Board review (Hardison/Knaub, 4/0).
6. DeCarlo's "hard bid" for repairing woodpecker damage to 4120 Greens Drive: DeCarlo will repair the damage at no cost.

Minutes of The Island at Springs Ranch Board Meeting of May 13, 2010

TOPICS OF GENERAL DISCUSSION

The Island's annual garage sale will coincide with the Springs Ranch garage sale on Saturday, June 12.

OLD BUSINESS

1. Exposed roots at 4045 Golf Club: The narrow leaf Russian olive tree at the rear of the property has exposed roots. The cost to remove the tree and roots is \$375. Greg will discuss options with the homeowner: (1) remove the tree/roots at homeowner expense or (2) surround the base of the tree with a ring of bark at HOA expense.
2. Landscaping update: Evergreens have been sprayed at a cost of \$175. The watering cycle now is 20-minute cycles 2 times a week. As the temperature rises the watering cycle will increase to 3 times a week. The Lawn Doctor sprayed the weeds adjacent to the golf course. A notice will be put on the bulletin board encouraging homeowners to water bushes. As bushes green up, trimming may be needed.

NEW BUSINESS

ADJOURNED at 8:48 a.m.

NEXT MEETING: At Jan Hardison's home, 4075 Greens Drive, at 7 a.m. on June 10, 2010.

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____
(date)