

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
June 10, 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: Greg Broeckelman, Bob Gadd, and Mike Knaub as well as Z&R Property Management representative Linnea Mellinger.

ARCHITECTURAL COMMITTEE REPORT

The request by Luella & Sam Frank, 4095 Greens Drive, to replace existing railing with wrought iron railing on handicapped ramp due to the present railing rusting and peeling was approved as presented (Knaub/Broeckelman 5/0). The approved railing has flourish detail in deco and will be done by Victorian Ironworks.

MEMBERS OPEN FORUM

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the May 13, 2010, Board meeting were approved as corrected (Broeckelman/Gadd; 5/0). The correction was the time of the June 10 meeting will be at 7 a.m and not 9 a.m.

TREASURER'S REPORT AND APPROVAL

The May 2010 treasurer's report was discussed and approved as explained (Hardison/Broeckelman; 5/0). It was noted that year-to-date payment for the upgrade to drainage is \$48,479.00. The reserves have been fully funded each month in 2010.

MANAGEMENT COMPANY UPDATES

1. Attorney opinion re: gutter replacement (ice concerns). Attorney Lauren Holmes recommended to “. . . the Board that information be obtained regarding the work that is necessary to allow the gutters and downspouts to work properly and implement a plan to follow through with the work.” Consequently, the Board decided to adjust the Roofs Reserve to include Roofs and Gutters. Reimbursement will be given to homeowners who have paid for repair of gutters for ice issues (Knaub/Gadd; 5/0)
2. Gutter replacement (with stipulations) added to list of approved home improvements: The list of home improvements not needing an Architectural Request will have gutter replacement added to it. Gutter replacement requests, however, will still need Board approval. Linnea will receive the requests and provide information to the Board. All Year Gutters has been contracted to repair gutter issues for a year.
3. Follow-up with homeowner regarding damaged garage door: The homeowner has agreed to put a handle on the door. A letter will be sent advising the homeowner that all repairs or replacement must be completed within 3 months (Hardison/Gadd; 5/0)
4. Information from Springs Ranch Master Association regarding expenditure of funds: Linnea reported the president of the Springs Ranch Master Association agreed to provide (1) an updated assessment list and a (2) maintenance contract according to agreement. It was noted that even though the contract stipulates these documents are to be provided by January 30—or as soon as obtained--of each year, the master association does not comply unless contacted by the Island HOA Board.
5. Summary of gutter repairs and roof fixes: Linnea reported that currently 13 houses have had roofing repairs with 1 more remaining to be completed; 12 downspouts have been cleaned.
6. Paint review: Concern was expressed with damage caused by painters leaning ladders against windows. DeCarlo will be asked to replace damaged windows.
7. New insurance: The CB Insurance policy is on line at www.theislandatspringsranchhoa.com. The insurance company will be asked to contact all homeowners to correct a mistake in the recent mailing to reflect the \$7,500 deductible for wind/hail damage.
8. Garage sale: Linnea will put the June 12 Island garage sale on Craigs List.

Minutes of The Island at Springs Ranch Board Meeting of June 10, 2010

9. Request for "Island" sign to be put at northeast entrance: The homeowner at 4180 Golf Club has requested that a sign be put at the NE corner of the Island so as to separate this division from the division on the east side of the golf course. The request will be discussed in July.

TOPICS OF GENERAL DISCUSSION

OLD BUSINESS

1. Landscaping update: Sprinklers are set to run 3 times a week. Seeping sprinklers have been noted at 6648 and 6658 Showhorse. Unlimited has been notified. Adjustments to watering are in progress to accommodate the addition of grass in the former path areas. The native area will be mowed as needed rather than by schedule. Several trees and bushes died during the winter; replacement is being discussed with affected homeowners. Russian sage is late in greening up; a decision regarding replacement will be determined later. An original landscape plan is needed from Campbell or Robertson so that Greg and homeowners will know if landscaping has been added to property or is original and whose responsibility it is to cover maintenance costs.

NEW BUSINESS

1. Bulb replacement: The burned out light bulb at the entrance needs to be replaced.

ADJOURNED at 9:00 a.m.

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

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____
(date)