

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
November 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 were Greg Broeckelman, Bob Gadd, and Mike Knaub; Z&R Property Management representative Linnea Mellinger was absent due to sickness.

ARCHITECTURAL COMMITTEE REPORT

MEMBERS OPEN FORUM

Jeanne Barnes, 4220 Greens Drive, discussed a backyard drainage issue. Options were explained to her. Daryl and Greg volunteered to do the labor to fix the problem if she chose that option.

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the Board meeting of October 12, 2010, were approved as corrected (Broeckelman/Knaub; 5/0). The two corrections included Management Company update #2 which should read “. . . The homeowner has not replaced the damaged garage door.” and #3 which should read “. . . The homeowner requested that McWilliams Roofing do . . .”.

The minutes of the 2010 Annual Homeowner Meeting were accepted and subject to approval by the homeowners at the 2011 annual meeting

The minutes of the October 20 Officer Election meeting were approved as presented: HOA officers for 2011 are Daryl Grantz, president; Greg Broeckelman, vice president and landscaping chairperson; Jan Hardison, secretary; Bob Gadd, treasurer; and Mike Knaub, member at large. (Broeckelman/Knaub; 5/0)

TREASURER'S REPORT AND APPROVAL

The October 2010 treasurer's report was approved as presented (Hardison/Broeckelman; 5/0). Bob Gadd commented that no money was put in reserves this month. It was noted that we are ahead of budget.

MANAGEMENT COMPANY UPDATES

1. Skylight leak at 4150 Greens Drive: Homeowner will contact Rafferty to do the dry wall.
2. Garage door at 6649 Showhorse: Homeowner will be advised that the Board is giving owner until April 2011 to replace door.
3. Roof repair with gutter diverter at 4190 Greens Drive: The work has been completed The HOA paid the bill but future add-on work requested by homeowners without prior approval will be at homeowner expense. (Knaub/Gadd; 5/0).
4. Overnight parking covenant specifics: The item will be continued. It was decided to put the definition in the by-laws of Miscellaneous Section VII.9 (Gadd/Broeckelman; 5.0)
5. White garage door at 4120 Greens: Door has been painted. Homeowner reported a hole in trim pecked by birds. Hammerhead Construction has been contacted to fix the hole.
6. Post caps on fence adjoining golf course: Several caps are missing from fence posts. If caps like the ones already in place are found, the Board approved buying them and doing the labor of replacing them.

OLD BUSINESS

1. Landscaping update: Greg reported that the sprinkler system was blown out the week of 11/9. There is concern about the time on the job as observed by Board members. Yard clean up will be the week of 11/15 and will include blowing leaves out of window wells as needed.

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

2. Roof repair reimbursement to homeowners: continued until December.
3. Glass breakage expense responsibility: Reimbursement of \$261.27 was paid to homeowner at 4175 Golf Club for glass breakage. The issue of responsibility will be discussed in December.

NEW BUSINESS

1. Handy man services: The Board determined there will be no action to involve a 'handy man' for HOA use as well as homeowner use.
2. Street parking: It was reported to the Board that a homeowner approached another resident regarding a vehicle parked overnight on the street. The overnight parking had been appropriately approved. An unpleasant situation developed as a result.
3. Water rights: Bob Gadd inquired as to who owns water rights in this area. He was advised that the City owns them.

ADJOURNED at 8:48 a.m.

NEXT MEETING: At Jan Hardison's home, 4075 Greens Drive, at 7 a.m. on December 9, 2010.

Submitted by: Jan Hardison, Secretary; The Island HOA

Approved: _____
(date)