

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS SPECIAL MEETING
FOR
THE ISLAND AT SPRINGS RANCH
February 15, 2010**

The meeting was called to order at 10:00 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. Alan Wenzel, 6638 Showhorse Ct., was also present.

ARCHITECTURAL COMMITTEE REPORT

Request for additional skylight at 6638 Showhorse Ct: Alan Wenzel's request to add a 4' X 4' Skylight to the addition at the rear of their house was approved as presented (Knaub/Gadd; 5/0). It will be noted in the approval letter that the homeowner is responsible for any roof leaks and damage resulting from the change until new roofs are put on houses.

TOPICS OF GENERAL DISCUSSION

1. Engineer's study of paths: Marc Whorton, Classic Consulting Engineers & Surveyors, submitted his surveyor drawings with the revisions the Board requested at an earlier meeting.
 - a. **Division of project into "phases":** Subject to availability of funds, the Board will ask bidding landscape contractors to bid the project in 3 phases.
 - b. **Procuring bids for completion of phase work from landscaping companies:** The following companies will be asked for bids: Robertsons, Unlimited, and Weisburg. Opportunity for a Q&A session will be given to any company requesting it.
 - c. **Timelines:** Bids will be due by March 1.
2. Complaint regarding dog: A homeowner reported a large, aggressive dog in the neighborhood. A letter will be sent to the homeowner where the dog is reported to have been seen giving them 2 weeks from the date of the letter to remove the dog from The Island (Knaub/Broeckelman; 5/0)

ADJOURNED at 11:00 a.m.

NEXT MEETING: At Jan Hardison's home, 4075 Greens Drive, at 7 a.m. on March 11, 2010.

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____
(date)