

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
January 14, 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: Bob Gadd, Greg Broeckelman, and Mike Knaub as well as Z&R Property Management representative Linnea Mellinger.

ARCHITECTURAL COMMITTEE REPORT

MEMBERS OPEN FORUM

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the December 10, 2009, Board meeting were approved as presented (Gadd/Broeckelman; 5/0).

TREASURER'S REPORT AND APPROVAL

The December 2009 treasurer's report was discussed and approved as presented (Hardison/Broeckelman; 5/0). Bob Gadd, treasurer, commented that the total reserves of \$49,620 exceeded the 2009 beginning reserves. The only expenses that exceeded the budget were \$100 for accounting, \$3,100 for landscape, and \$692 for pest control. The 2009 net income was \$33,697.

MANAGEMENT COMPANY UPDATES

1. Engineers study of paths: Classic Consulting Engineers & Surveyors plan to begin surveying, weather permitting, on January 13.
2. Bestway Disposal Price Increase and contract details vs. other providers: Bestway's contract with the HOA expires on 7/30/10; the contract allows price increases during the term of the contract. Linnea will get copies of contracts from Waste Management and Springs Waste for the Board to compare with Bestway's. The November decision to contract with Springs Waste was canceled due to additional information (Knaub/Broeckelman; 5/0) All three waste disposal companies will be reviewed again.

TOPICS OF GENERAL DISCUSSION

1. Golf Course French drain extension: The golf course French drain project resulted in the drain pipe inside the culvert rather than culminating at the drain before the culvert. There is some concern about that because it makes checking the French drain more difficult. The drain is functioning well now.
2. Island roster with name, address, phone number, e-mail address: Clarification was made for legal public information in resident directories. Current directories will be sent to the Board. Directories requested by residents will not include e-mail addresses.

OLD BUSINESS

Landscaping update: Greg met with Robertson and Lawn Doctor (replacing Curb Appeal) for clarification and confirmation of procedures. Lawn Doctor will bill us directly rather than through Robertson to reduce expenses. They will get set up in the accounting system with Z&R.

NEW BUSINESS

1. Gutter repair/replacement at 4210 Greens Drive: The gutter at the front of the house at 4210 Greens had a leaking problem. The gutter was repaired but it didn't hold. All Year will be asked to complete the job at no additional expense. Linnea or a Board member will be present when the job is done to confirm a satisfactory fix.

Minutes of The Island at Springs Ranch Board Meeting of January 14, 2010

2. McWilliams Roofing: (a) The roof at 6629 Showhorse was repaired. The HOA will pay for the leak damage inside the house. The cost was \$297.02. (b) The roof at 4115 Golf Club was repaired at a cost of \$146.56.

ADJOURNED at 8:05 a.m.

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

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____
(date)