

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
April 8, 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

1. Replace gutter at 6659 Showhorse Ct – Mike Knaub – to remove 4” gutter and replace it with new 5” primed steel gutter on front of house and move drain pipe. The request was approved as presented (Hardison/Broeckelman; 3/0/1 abstain—Knaub; Gadd absent)
2. Replace gutter at 4155 Golf Club Drive – Daryl Grantz -- to remove 4” gutter and replace it with new 5” primed steel gutter on front of house; remove downspout that goes under sidewalk and increase size of downspout at right front corner. The request was approved as presented (Hardison/Broeckelman; 3/0/1 abstain—Grantz; Gadd absent)

MEMBERS OPEN FORUM

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the March 11, 2010, Board meeting were approved as corrected (Broeckelman/Knaub; 5/0; Gadd absent). Corrections were under Management Company Updates, #2: “. . .to 10 houses totaling \$950 to be at homeowner’s expense was accepted . . . “ and “Gutter cleaning and minor repairs by All Year Gutters totaling \$2,820 is at HOA expense” was added.

TREASURER’S REPORT AND APPROVAL

The March 2010 treasurer’s report was discussed and approved as explained (Knaub/Broeckelman;4/0;). Bob Gadd was present long enough to discuss the financial statement briefly as he had been just released from the hospital. Net income for the month was \$11,220. Net worth as of March 31 was \$192,129.

MANAGEMENT COMPANY UPDATES

1. New insurance: Traveler’s Indemnity Company of America notified The Island that effective 5/28/2010 the coverage will be increased for wind/hail deductible to \$7,500 flat per building. This is an increase of \$2,500. CB Insurance will ask for bids from three other companies. Action was tabled until May.
2. DeCarlo Painting: The Board was informed that there is woodpecker damage to 4120 Greens Drive. Repairing the damage is not included in the painting contract; DeCarlo will charge \$45/hour for work outside the contract. Painting the final 7 houses in the final round of painting will begin in May if weather permits. A notice of houses to be painted will be put on the bulletin board.

TOPICS OF GENERAL DISCUSSION

OLD BUSINESS

1. Landscaping update: Unlimited Landscapes found a leak in a 2” line; the leak was repaired at a cost of \$170. Robertsons will repair sprinkler heads broken by snow removal equipment. The scarred boards caused by mower wheels on the golf course fence were turned around. Perennial beds have been trimmed. Pre-emergent has been completed at perennial beds and at the entrance to The Island. Evergreen trees will be sprayed this year. There is no definite date for the sprinklers to be turned on. The yard at 4045 Golf Club has problems with tree roots being exposed above ground and being a risk for the homeowner’s safety. Robertson will remove the encroaching roots.

Minutes of The Island at Springs Ranch Board Meeting of April 8, 2010

NEW BUSINESS

1. Gutter replacement (with stipulations) added to list of approved home improvements. This issue will be addressed at a later meeting.
2. Bark at base of east path wall: To help in reducing recurring costs of bark replacement, the Board will consider changing the bark at the base of the wall on the east path with rock.
3. Springs Ranch Master Association annual reports: Per contract, the Springs Ranch Master Association is to provide copies of several documents annually to member associations. We have not received them for 2010. Linnea will follow up.
4. Deterioration of front door due to sun fade: Several Island houses are showing effects of afternoon sun on the fiberglass front door. The surface is peeling and attempts to rejuvenate it fail. Maintenance of the front door is the responsibility of the homeowner; if a replacement is considered by the homeowner, an architectural request must be submitted for Board review. Homeowners who request advice on 'fixing' the problem will be advised to contact Campbell Homes for advice and the possibility of getting another door from them. Deterioration of the front door at 4075 Greens Drive was reviewed to determine a response to homeowners who inquire.

ADJOURNED at 8:37 a.m.

NEXT MEETING: At Jan Hardison's home, 4075 Greens Drive, at 9 a.m. on May 13, 2010.

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____
(date)