

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
February 8, 2011**

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 present as well.

ARCHITECTURAL COMMITTEE REPORT

MEMBERS OPEN FORUM

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the Board meeting of January 13, 2011 were approved as corrected. The correction was to Old Business #4 which should read: “. . . condensation at the bathroom vent is being investigated.” (Gadd/Knaub; 5/0)

TREASURER’S REPORT AND APPROVAL

The January 2011 treasurer’s report was approved as presented (Hardison/Knaub; 5/0). There was discussion regarding two budget accounts and appropriate and accurate use of each: (1) roof repair in Operating Expenses and (2) Reserve Roofs & Gutters. Discussion will continue after we receive clarification. It was noted that in 2010 a total of \$55,620 was added to the reserve accounts.

MANAGEMENT COMPANY UPDATES

1. Roof repair at 4210 Greens: The homeowner is satisfied at the completion of the job.
2. Island roster corrections: Several additions and corrections were made to the roster.
3. Vent leak at 6629 Showhorse Court – McWilliams recommendation: Following review of the recommendation by McWilliams Roofing, the Board determined that the leakage is not a roof issue but deals with condensation which is the homeowner’s responsibility. (Hardison/Broeckelman; 5/0)

OLD BUSINESS

1. Landscaping update: Greg said that Lawn Doctor may increase the cost of NRS treatments. Scheduled fertilizations 4 times this summer will increase up to \$110 per application. There is an anticipated lower expense with mulch this year.
2. House painting schedule: The Board adopted a revised painting schedule to equalize the number of houses painted per year over a 6-year cycle. (Knaub/Hardison; 5/0) There will be 16 houses scheduled for painting each year (based on date of original closing) in 2011, 2012, 2013, and 2014 and 15 houses scheduled in 2015 and 2016. DeCarlo will be asked to approve an extension to the paint contract from 5 years to 6 years at \$1,650 per house. Trim work will be billed at \$45/hour. Homes which need trim or paint attention before their scheduled time will be considered on an individual basis. Homes will remain the same color.
3. Sprinkler repairs and sod replacement at 4070 Golf Club Drive (water main leak repair): Final share of cost between homeowner and HOA will be determined after the project is completed and the sod is replaced.

NEW BUSINESS

1. Cracks in roads throughout Island: A homeowner requested that attention be drawn to all homeowners that a concerted effort by multiple homeowners could result in attention by the city to repair the city-owned streets in The Island development. A notice of contact information for homeowners to use in contacting the City will be put on the bulletin board.

Minutes of The Island at Springs Ranch Board Meeting of February 8, 2011

2. Homeowner informational meeting: Homeowners will be invited to a presentation on home fire safety and personal safety after the joint presentation has been scheduled.
3. Management concerns: Linnea asked for clarification and suggestions for improvement with Z&R Management Company's relationship with the Board and Island homeowners in general and with her as Property Manager specifically. With a Board that changes personality with most elections, it is always a concern of management to be able to meet the needs of the Board and homeowners in a satisfactory manner.

ADJOURNED at 8:26 a.m.

NEXT MEETING: At Jan Hardison's home, 4075 Greens Drive, at 7 a.m. on Tuesday, March 8, 2011 (rescheduled from February 10).

Submitted by: Jan Hardison, Secretary; The Island HOA

Approved: 3/8/2011
(date)