

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
April 12, 2011**

The meeting was called to order at 7:15 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. Richard Naughton, homeowner, was also present.

ARCHITECTURAL COMMITTEE REPORT

Request by Richard & Darlene Naughton, 4040 Golf Club Drive: Homeowners requested to install two Solartube skylights on the roof over the kitchen. The request was approved. Homeowner will be advised that the repair of any problems connected with the roof affected by the skylights is their responsibility until the roof has been replaced. (Hardison/Broeckelman; 5/0)

MEMBERS OPEN FORUM

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the Board meeting of March 8, 2011 were approved as corrected. The corrections were to the landscaping update, the spelling of a homeowner's name, and a misspelling in the header of the minutes (Gadd/Broeckelman; 5/0)

TREASURER'S REPORT AND APPROVAL

The March 2011 treasurer's report was approved as presented (Hardison/Broeckelman 5/0). It was noted that only one snow removal was required last winter. Money was put into the reserves.

MANAGEMENT COMPANY UPDATES

1. Update on Wilhelm Monument Stone for north entrance: The Island stone marker for the north entrance has been completed and will be installed as weather permits. It measures 50" X 36".
2. McWilliams Roofing: McWilliams will be asked to do a 'ground visual' of all roofs in the development looking for missing shingles.

OLD BUSINESS

1. Landscaping update: Necrotic rings will be treated as soon as the ground warms. Roses and decorative grasses have been trimmed. Evergreen trees have been sprayed for weevils at a cost of \$186. Sprinklers will be turned on as temperatures warm but is expected to be in mid- to late April.
2. House painting schedule: There will be 16 houses painted this year (based on original closing date of 10/1/99). A meeting for specific determination of the trim and caulk project will be scheduled with DeCarlo.
3. Contract Renewal with Z&R Management: The contract with agreed-to corrections with Z&R Management was approved and is retroactive to January 1, 2011 (Broeckelman/Gadd; 5/0).
4. Front door refinishing: Rafferty Construction will refinish the front doors of 4040 Golf Club and 4075 Greens as a test for effectiveness of a gel process in May.
5. Springs Ranch Master Association: All annual documents have been received as contracted and court-ordered from the Master Association Board.

NEW BUSINESS

1. Change of date for HOA Board meetings: The Board approved changing monthly meetings **from** Thursday **to** Tuesday of each month. The meetings will remain at 7 a.m. (Broeckelman/Gadd; 5/0)

Minutes of The Island at Springs Ranch Board Meeting of April 12, 2011

2. Xeriscape: Due to the price of water for landscaping (\$61,020 in 2010), the Board will begin getting information for possible xeriscaping as funds permit. A representative from the Colorado Springs Utilities demonstration gardens will be asked to attend the May 12 Board meeting to provide information.
3. Flagpole: The wind-whipped rope on the flagpole at the entrance to The Island broke and had to be reroped.

ADJOURNED at 8:30 a.m.

NEXT MEETING: At Jan Hardison's home, 4075 Greens Drive, at 7 a.m. on Tuesday, May 12, 2011.

Submitted by: Jan Hardison, Secretary; The Island HOA

Approved: _____
(date)