

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
May 10, 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

Request by Bob & Linda Simmons, 4210 Greens Drive: Homeowners requested to replace windows with white frame Amerimax windows. The request was approved as presented (Broeckelman/Gadd; 5/0)

Request by Skip Wall, 4235 greens Drive: Homeowner requested to place a 40"X40" propane fire pit on the rear patio. The request was approved as presented (Hardison/Broeckelman; 5/0)

MEMBERS OPEN FORUM

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the Board meeting of April 12, 2011 were approved as presented. (/Broeckelman/Gadd; 5/0)

TREASURER'S REPORT AND APPROVAL

The April 2011 treasurer's report was approved as presented (Hardison/Broeckelman 5/0). It was noted that insurance will be increased making it over budget. Money was put into the reserves.

MANAGEMENT COMPANY UPDATES

1. Insurance for 2011-12: .The insurance premium summary totaling \$30,773 includes: commercial package (property, general liability, business automobile); crime; association professional liability; workers compensation; and umbrella. An increase in crime insurance due to assets over \$200,000 will be added to the total. The insurance quote was accepted as presented with an anticipated increase in crime insurance (Knaub/Broeckelman; 5/0) It was noted that the wind/hail deductible was reduced to \$5,000.
2. McWilliams roofing: A drive-by review of roofs indicated only two roofs needing minor repairs due to missing shingles. The work will be scheduled.
3. Letter regarding dog feces: No comment has been received from the homeowner who was sent a letter requesting cleanup of dog feces.

OLD BUSINESS

1. Landscaping update: The yard at 4070 Golf Club will have some sod when the homeowner returns to the area so that new grass can be watered as needed. Several yards appear to have winter kill. Nothing will be done regarding replacing dead areas until an assessment is made after grass has greened. Soil tests have indicated sufficient water on selected areas that appear to be dead. A notice will be put on the bulletin board advising homeowners of the need to wait before ordering grass replacement.
2. House painting schedule: There will be 16 houses painted this year (based on original closing date of 10/1/99). A meeting with DeCarlo to clarify what is involved in trim work and caulking will be scheduled for May 16. A walk through to evaluate needs for scheduled trim repair and/or paint for 16 houses will be done at the same time..
3. Contract Renewal with Z&R Management: The contract with Z&R Management was signed and is retroactive to January 1, 2011.
4. Repair downspout extensions: This project will be scheduled to be completed by Board members.

Minutes of The Island at Springs Ranch Board Meeting of May 10, 2011

5. Repair fencepost covers and evaluate fence portions to be repaired: It is HOA responsibility to maintain fence portions that adjoin our property. Fence repair and missing fencepost covers will be scheduled.
6. Plants at north "The Island" sign: Robertson will select plants to be planted in the area of the new stone sign at the north entrance to The Island.

NEW BUSINESS

1. Xeriscape presentation by Colorado Springs Utilities: A CSU representative advised us to look at xeriscape examples that are displayed at the Cordera club house.
2. Change in date for June HOA Board meeting: The June HOA Board meeting will be Tuesday, June 21, at 7 a.m. at Jan Hardison's home.

ADJOURNED at 8:00 a.m. After the meeting adjourned, some of the Board members traveled to Cordera to tour the xeriscape examples.

NEXT MEETING: At Jan Hardison's home, 4075 Greens Drive, at 7 a.m. on Tuesday, **June 21**, 2011.

Submitted by: Jan Hardison, Secretary; The Island HOA

Approved: _____
(date)