

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
July 12, 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, Mike Knaub, and Bob Gadd; Z&R Property Management representative Linnea Mellinger was also present. Homeowner Bill Clarke, 4165 Greens Drive, was present.

ARCHITECTURAL COMMITTEE REPORT

Bill & Phyllis Clarke's, 4165 Greens Drive, architectural request to construct a 10' X 10' Patio Tivoli (covered gazebo) on the deck was approved as presented (Knaub/Gadd; 5/0).

MEMBERS OPEN FORUM

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the Board meeting of June 21, 2011, were approved as presented (Broeckelman/Knaub; 5/0).

TREASURER'S REPORT AND APPROVAL

The June 2011 treasurer's report was approved as presented (Knaub/Broeckelman; 5/0). It was noted that landscaping and water expenses are expected to rise significantly as the hot season progresses. The reserves were funded.

MANAGEMENT COMPANY UPDATES

1. Trim and caulk completion and costs: Additional priming was done by Rafferty at no cost. Trim repair/replacement will be requested for 6639 Showhorse. There were 5 houses not on the paint schedule which needed trim/caulk repair making a total of 21 houses for the trim/caulk project.
2. Paint update: The paint project is estimated to be complete by the end of July.
3. Bids on fence repair: Two bids have been received to repair the fence adjacent to the golf course surrounding The Island. More bids will be requested.
4. Bids for US flags: Mike Knaub requested permission to buy more flags for the flag pole by the mail box. It is anticipated that the cost of the flags will increase. The Board authorized Mike to purchase eight 5' X 8' polyester flags at a cost of \$78 each (Gadd/Broeckelman; 5/0). Each flag lasts approximately 6 months.

OLD BUSINESS

1. Landscaping update: The 2nd and final NRS treatment was done in mid-July. The overseeding project for areas of winter kill will be done in late August to give new grass time to root before cold weather. Most bushes and trees that need replaced have been done. The homeowner at 4085 Golf Club requested that a 10-year-old tree that has never been healthy be replaced. The tree will be replaced. Tree trimming will be done in the fall.
2. Xeriscape discussion: For further information, review the web site at www.csu.org.
3. Driveway replacement/repair/mud-jacking parameters: Linnea will get legal guidelines for safety related to cracked and sinking concrete. Several driveways have cracks from settling over the past 10 years. A list of needed repairs will be compiled which will be categorized into "caulk" or "replace" and estimated to be 1", 1½", or 2". An estimate for a single known driveway repair was \$558.

NEW BUSINESS

- 1, 4085 Golf Club tree by deck: See #1 under Old Business.

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

2. Broken window—insurance claim? An Island resident had a window broken by a golf ball. The repair will be submitted by HOA to the insurance company. If the expense is over the \$250 deductible, the homeowner will be billed the difference. If the expense is under \$250, the homeowner is responsible.
3. External hardware on doors: The homeowner inquired as to the responsibility of external hardware (i.e. handles on doors). The homeowner is responsible.
4. Issues: A pontoon boat was temporarily stored on a resident's property. It will be moved 7/12. Another homeowner will be contacted about parking on the street overnight as well as parking partially on the grass beside the driveway. Other issues include a basketball hoop on the street and the garbage bin left in front of the house for several days. All the issues are in violation of covenants. Residents are reminded that notices for repeat violations will result in a hearing by the homeowner and HOA Board.
5. Roof leak: The roof at 4170 Greens is leaking. Repair was approved as it is a problem from the original structure.
7. Variance in deck color paint: When homeowners request decks to be built, the approval requires that the deck be painted with the same color as on the existing structure. Very slight variances in color may be accepted.
8. Front door refinish: Six homeowners (6648, 6679, and 6728 Showhorse; 4115 and 4080 Golf Club; and 4120 Greens) requested and were approved for refinishing of their sun bleached front doors. (Gadd/Broeckelman; 5/0)
9. Driveway repair: The homeowner at 4155 Greens repaired the crack in his driveway. The HOA will reimburse him for expenses.
10. Rodents: The Board requested that an inspection and treatment of rodents all over the property be done.

ADJOURNED at 8:30 a.m.

NEXT MEETING: 7 a.m. on Tuesday, August 9, 2011.

Submitted by: Jan Hardison, Secretary; The Island HOA

Approved: _____
(date)