

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
August 9, 2011**

The meeting was called to order at 7:00 a.m. at the home of Director at Large, Mike Knaub by President Daryl Grantz. Other Board members present were Greg Broeckelman and Bob Gadd; Z&R Property Management representative Linnea Mellinger was also present.

ARCHITECTURAL COMMITTEE REPORT

No ACC requests were submitted

MEMBERS OPEN FORUM

Mike McCraley came in at the end of the meeting to discuss doing a community garden in the native area next to his house. Due to the area being the HOA's responsibility and that anything constructed needs to be 10ft from the home Mike was advised that it would not be approved. He also discussed doing an appreciation lunch for the landscapers. It was suggested that Rita Steinhauer's could possibly help with getting others to help with organizing the BBQ.

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the Board meeting of July 12, 2011 were approved as presented. (Broeckelman/Gadd; 4/0; Hardison absent)

TREASURER'S REPORT AND APPROVAL

The July 2011 treasurer's report was approved as presented (Broeckelman/Knaub; 4/0; Hardison absent). Budget for 2012 will be reviewed at the next meeting.

MANAGEMENT COMPANY UPDATES

1. Roof Repair: 4170 Greens Drive roof leak was taken care of; it was the valley and the skylight that needed to be repaired. 4120 Greens Drive flashing had to be installed to fix leak.
2. Caulk and Paint Update: The review of the homes was done at an earlier date. Decarlo's was informed to paint the inside of the vents blue. It was discussed to review homes next year for any caulking that needs to be done. Schedule of homes to be painted will be redone to reflect those homes that were switched out.
3. Bids on Fence Repair: Bids that were submitted were reviewed and the board approved the bid for Diamondback Fence Company, proposal is for installing 27 new posts, 25 broken railings, replace one broken cap and replace 4 missing caps. Cost is \$3,950. Linnea will have Jeremy Brown from Diamondback Fencing schedule the work. (Gadd/Broeckelman; 4:0; Hardison absent)
4. Covenant Violations/Hearing: **Discussed in Executive Session.**
5. Front Door Gel Stain: There are 3 more doors to do from original list. 4270 Greens Drive, door needs to be done and Linnea will try and contact homeowner at 4030 Golf Club about his door.
6. Broken window: 4005 Golf Club had reported that a golf ball broke a window, after review it was determined that it was below the deductible and the owner had paid the invoice for the repair.
7. Driveway Caulk: Owner at 4155 Greens Drive has used a product for the area between the driveway and garage. Product is DAP Liquid Cement Crack Filler and it comes in a quart size and the cost is \$8.94. Board reviewed and approved that owner be reimbursed for the four quarts he used to fill the crack between garage floor and driveway, total cost of \$35.80. (Gadd/Broeckelman; 4:0; Hardison absent)

Minutes of The Island at Springs Ranch Board Meeting of August 9, 2011

OLD BUSINESS

1. Landscaping Update: 3rd fertilization will take place next week. Springer's tree was discussed. There is not enough area in the back to allow a Blue Spruce due to the Pine tree that is there. Decision of what type of tree to plant will be decided in the spring. Tree trimming will be done in the fall, plum trees need to be trimmed out and Aspens will be reviewed. Tree replacement in front of 6748 Showhorse was discussed; replacement tree can possibly be a plum tree.
2. Xeriscape discussion: There have been areas that have been xeriscaped already, area between 4125 Greens Drive was done and along the driveway at 4170 Golf Club. Problem area at 4055 Greens Drive is due to utility and sprinklers. Xeriscaping will be done in the Fall around the utility boxes and would like to consider doing the corner areas as well. Linnea brought up 4170 Greens Drive concern with the dead areas, Greg stated that it had been taken care of already.
3. Driveway/Replacement/Repair/Mud-jacking bids: Board reviewed the estimates for mudjacking 4115 Golf Club and 4135 Greens Drive. Linnea will request that for 4135 the area of the sidewalk be bid on only. If the cost is \$375 or lower proceed with both. (Knaub/Broeckelman; 4:0; Hardison absent)
4. Weeds in Rockbeds at Main Entry: It was agreed that spraying weeds to the bricks crossing the road at the Island side of the cart path would be sufficient. Presently, we spray them all the way to the next development.

NEW BUSINESS

1. 4270 Greens Drive: Owner is requesting that her front door be done. She also stated that the tree in the back is leaning and if should be staked, Greg has already talked to owner about the tree, staking will not help. Wanted to know if the Board would look at other trash companies and to include recycling. Board will have recycling on the agenda at the Annual meeting.
2. Bestway Contract: There is going to be an increase to trash service starting in January 12, 2012. The new rate is \$10.75. This is a very good price when compared to the average homeowner in Colorado Springs pays \$22.00 a month.
3. Security Patrol: There was discussion about having a patrol company drive through between 12AM-4AM a couple times a week. Linnea will look into what the cost would be.

ADJOURNED at 9:30 a.m.

NEXT MEETING: 7 a.m. on Tuesday, September 13, 2011.

Submitted by: Linnea Mellinger, Property Manager

Approved: 9/13/11
(date)