

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
September 13, 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

Skip Wall attended the meeting to discuss the weeds that are at the South entry into Island at Springs Ranch. Skip thought that the HOA should keep the area into the Association weed free, even though it is not the Associations property. In discussion it was brought up that the area that has weeds is the Golf Course property. In the past the HOA took some responsibility to reduce the amount of weeds and to create a barrier between the golf course and the HOA property, the HOA paid for rock to be put down. The HOA has sprayed the area for weeds as well. This year it seems as though the weeds are more abundant. The HOA is now going to spray the weeds up to the brick crossing.

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the Board meeting of August 9, 2011 were approved as presented. (Gadd/Broeckelman; 4/0; Hardison absent)

TREASURER'S REPORT AND APPROVAL

The August 2011 treasurer's report was approved as presented (Knaub/Broeckelman; 4/0; Hardison absent). The 2012 Budget was reviewed and discussed. Decision was made to get the amount the Association could possibly be under budget down. Looked at areas that could be decreased, Bob will adjust as needed and be reviewed at October's meeting.

MANAGEMENT COMPANY UPDATES

1. Roof Repair: 4155 Greens Drive roof leak was taken care of; it was the valley metal that was cracked.
2. Fence Repair: Diamondback Fence Company did a good job with the repairs. Greg, Daryl and Linnea walked the fence line with Jeremy Brown from DFC and after review Jeremy went back and fixed an area. Cost of the repairs will come out of contingency from Reserves.
3. Covenant Violations/Hearing: **Discussed in Executive Session.**
4. Front Door Gel Stain: Doors that needed to be done have been finished, was not able to contact owner at 4030 Golf Club. Linnea will send letter to owner requesting that if he would like his door done to contact her.
5. Driveway Repair/mud-jacking: Repairs were done and owner that had his sidewalk done at the same time as the driveway repair has been billed and he has paid for his part of the invoice.
6. Annual Meeting: Time for the 2011 Annual Homeowner Meeting is October 26, 2011, time 6:30PM-9:00PM.
7. Security Patrol: Linnea received bids from 3 different security companies. At this time the Board is not going to enter into a contract. Linnea said that she would patrol when she does other communities.

Minutes of The Island at Springs Ranch Board Meeting of September 13, 2011

OLD BUSINESS

1. Landscaping Update: Last Fertilization for the year will be October 6, 2011. Bushes will be trimmed in the next couple weeks. Robertson's was given the list of the owners who like to trim their own bushes. Trees throughout the property have already been trimmed. For the next month or so will mow as needed, do fall clean up and then blowout sprinklers. Daryl and Greg helped with some of the pruning throughout community. There is a tree that Robertson's reviewed and said that the HOA could possibly try and save it by putting a bolt through the trunk. Daryl and Greg will take care of that.
2. Xeriscape discussion: Xeriscape plans were discussed, for areas around utility boxes, corners and old path areas. There are two owners at 4155 Golf Club and 6728 Showhorse that are interested in having xeriscaping done. It was discussed that another area that would be good to have xeriscaped is at 4055 Greens. Mike brought up that the owners would need to be contacted to ensure they are okay with xeriscaping and that proposals should be obtained. This will be a topic of discussion at the Annual meeting.
3. Warranty of Tree: 4105 Golf Club the evergreen tree that was planted earlier is dying and will be replaced under warranty by Harding's Nursery.

NEW BUSINESS

1. Extra Charge on Trash Bill: An owner needed a new trash toter and the charge needs to be billed back to the owner. Linnea will look into it and charge owner.

ADJOURNED at 9:15 a.m.

NEXT MEETING: 7 a.m. on Tuesday, October 11, 2011.

Submitted by: Linnea Mellinger,
Property Manager

Approved:
(date)