

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
November 8, 2011**

The meeting was called to order at 7:00 a.m. at the home of Secretary Jan Hardison by President Mike Knaub. Board members Greg Broeckelman and Bob Gadd were also present as was Z&R Property Management representative Linnea Mellinger. Homeowners Fred Steffers and Daryl Grantz were also present.

ARCHITECTURAL COMMITTEE REPORT

MEMBERS OPEN FORUM

APPROVAL OF MEETING MINUTES

Minutes of the Board meeting of October 11, 2011, were approved as presented (Broeckelman/Gadd; 4/0). The minutes of the Board Meeting of October 26, 2011, were discussed. The purpose of that meeting was to elect officers for 2012. Linnea advised us that Ent Federal Credit Union requires the minutes to include the job description of the treasurer. The minutes will reflect that and will be sent to Board members for approval so that the minutes can be submitted to the bank to lock in a \$42,000 CD for a 36-month priority certificate at 1.39% interest. The minutes will be included in the November Board packet for formal approval.

TREASURER'S REPORT AND APPROVAL

The October 2011 treasurer's report was approved as presented (Hardison/Broeckelman; 4 /0). Water continues to be the biggest concern being \$19,000 over budget. It is \$2,500 over the same time in 2010 which includes the 12% water increase. Reserves were partially funded.

BOARD MEMBER APPOINTMENT

The Board accepted the resignation of Daryl Grantz effective October 26 because he is moving from the area. Fred Steffers was appointed to fill the 1 year left in his term (Hardison/Gadd; 4/0). Fred will fill the member-at-large position.

MANAGER'S REPORT

1. Gutter fixes: 6749 Showhorse and 4055 Greens Drive: Three bids were secured. Rain Guard Seamless Gutters was approved (Knaub/Gadd; 5/0). Linnea will get cost for 1-time gutter blowouts with no guarantee returns for houses, especially those with aspen trees close to the gutters. Greg will ask Robertsons if they would do it at the same time as the fall clean up and include window well clean outs as needed.
2. Gutter proposals; Gutter Cleaning, Rain Guard Seamless Gutters, and All Year Gutters were asked for gutter-fix proposals.
3. Wasp nest: Homeowners are reminded that treatment/removal of wasp nests is homeowner expense.
4. Landscape Company & Contract: Top of the Peak Landscaping Inc representative, Brandon, will be asked to attend the December Board meeting. They were awarded the landscaping contract for 2012. Brandon will be asked to schedule a walk through of the property with Board members. Robertsons Landscaping will be terminated at the end of 2011.
5. Ray Durrance—roof leak: McWilliams Roofing will complete the work after the homeowner has rid the inside of the house of mold.

LANDSCAPE REPORT

1. Update of fall work: fall clean up will be complete in mid-October. Window wells will be cleaned as needed.
2. Landscape Committee: Greg explained the need for a committee to make suggestions for converting selected grass areas to xeriscape to reduce water usage. Dee Day (4055 Greens) and Mike McCraley

Minutes of The Island at Springs Ranch Board Meeting of November 8, 2011

(6670 Showhorse) volunteered to serve on a committee. A notice will be put on the bulletin board inviting other homeowners to volunteer to serve on the committee as well.

COMMUNICATION

1. Board member resignation: Daryl Grantz was thanked for his years of service as a member of the HOA Board. His dedication and generosity of time were noted as exemplary. The Grantz family will be missed when they leave our neighborhood.
2. Board meeting date change: The Board agreed to move the monthly meetings to the 2nd Monday of each month beginning in December. The time will change to 8 a.m. Meetings will be at 4075 Greens Drive.
3. Christmas Charity Project: The Island will again sponsor up to 10 people (i.e. 2 families?) for Salvation Army again this year. Volunteers to work on a committee are needed. Information regarding those we will buy for will be on the bulletin board when received.
4. Annual Neighborhood Christmas dinner: 2011 was the final year that donations from a June garage sale will help fund the neighborhood Christmas dinner. Each homeowner will be responsible for their own advertising, etc. The dinner for 2011 will be Friday, December 16 at 6 p.m. at 4075 Greens Drive. Information will be on the bulletin board. All Island homeowners are invited to participate.

ADJOURNED at 8:05 a.m.

NEXT MEETING: 8 a.m. on Monday, December 12, 2011.

Submitted by: Jan Hardison, Secretary; The Island HOA

Approved: _____
(date)