

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
December 12, 2011**

The meeting was called to order at 8:00 a.m. at the home of Secretary Jan Hardison by President Mike Knaub. Board members Greg Broeckelman and Fred Steffers were also present as was Z&R Property Management representative Linnea Mellinger. Board member Bob Gadd was absent.

ARCHITECTURAL COMMITTEE REPORT

MEMBERS OPEN FORUM

APPROVAL OF MEETING MINUTES

Minutes of the Board meeting of November 8, 2011, were approved as presented (Broeckelman/ Steffers; 4/0; Gadd absent). The minutes of the October 26, 2011, Annual Homeowner Meeting were accepted by the Board and will be submitted to the Association at the 2012 Annual Meeting for approval. The minutes of the October 26, 2011, HOA Board where officers were elected were approved as presented (Broeckelman/Steffer; 4/0; Gadd absent). A notice of HOA Board officers will be posted on the bulletin board.

TREASURER'S REPORT AND APPROVAL

The November 2011 treasurer's report was approved as presented. Reserves were funded. A homeowner with health issues was granted a waiver of 1/2 of the \$90 late fee (Hardison/Broeckelman; 4 /0; Gadd absent).

MANAGER'S REPORT

1. 6749 Showhorse--Gutter fix: Weather has prevented the work from being completed. Rain Guard Seamless has been contracted to do the work. A \$40 increase over the original bid was questioned.
2. 4160 Greens Drive—interior water damage claim denial letter: Roof damage around the vent was repaired by McWilliams Roofing. Travelers Insurance denied the charges which covered roof leaking and interior water damage. Expense for repair was increased because of mold.

LANDSCAPE REPORT

1. Completion of work: Robertson has completed the fall clean up. A letter of appreciation for 12 years of landscaping service will be sent to Robertsons as the contract with them was not renewed for 2012.
2. Top of the Peak: Brandon Stegman, General Manager of Top of the Peak Landscaping, and Craig Waterbury, Irrigation Tech, thanked the Board for the 2012 landscaping contract. Clarification and changes in the contract were discussed. In addition to general yard maintenance, they are available for landscaping design and consultation. Greg explained that the Board's intention is that responsibility be taken by Top of the Peak to relieve time which has been expended by Greg in the past few years. It was agreed that homeowners will contact Linnea or a Board member with requests and not contact Top of the Peak directly. Requests by homeowners that are not included on a work order will not be done until proper channels are adhered to. The age of the present sprinkler system was discussed. The Board asked for an estimate for replacing the sprinkler controllers with remote controllers.

COMMUNICATION

1. Christmas Charity Project: The Island sponsored 10 people for Salvation Army again this year. The Island provided an estimate of \$600-\$700 in gift cards and gifts for the family. Gifts will be delivered to Salvation Army on December 12. Special thanks were given to volunteers who shopped for the gifts as well as the monetary donors for their generosity.

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

2. Annual Neighborhood Christmas dinner: 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 10 a.m.

NEXT MEETING: 8 a.m. on Monday, January 9, 2012.

Submitted by: Jan Hardison, Secretary; The Island HOA

Approved: _____
(date)