

**MINUTES OF THE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FOR  
THE ISLAND AT SPRINGS RANCH  
October 11, 2011**

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

**ARCHITECTURAL COMMITTEE REPORT**

Peggy Underwood's, 4175 Golf Club, architectural request to construct a composite 10' X 12' 36" high deck with wide, white rail was approved as presented (Hardison/Broeckelman; 3/0, Knaub & Gadd absent).

**MEMBERS OPEN FORUM**

**APPROVAL OF PREVIOUS MEETING MINUTES**

Minutes of the Board meeting of September 13, 2011, were approved as presented (Broeckelman/Grantz; 3/0; Knaub & Gadd absent).

Minutes of the Executive Session Board Meeting of September 13, 2011, were approved as presented (Broeckelman/Grantz; 3/0; Knaub & Gadd absent).

**TREASURER'S REPORT AND APPROVAL**

The September 2011 treasurer's report was approved as presented (Hardison/Broeckelman; 3 /0; Knaub & Gadd absent). It was noted that the reserve funding was ahead of budget by \$445. Attention was drawn to the water bill at \$9,946. Tree trimming which cost \$1,178; pest control expensed at \$587. These infrequent occurring expenses (i.e. tree trimming and pest control) are budgeted but affect the total budget numbers only as they occur which can make items easily over or under budget for any given month.

The 2012 proposed budget was revised and approved to be presented for approval at the annual meeting. A change in landscaping companies for 2012 resulted in the revised budget. (Hardison/Broeckelman; 3/0; Knaub & Gadd absent).

**MANAGEMENT COMPANY UPDATES**

1. Roof repair by McWilliams: 4155 Greens was completed.
2. Gopher control: 4180 Golf Club had 16 gophers which have been treated. A follow up check will be done.
3. Front door gel stain by Rafferty: 4030 Golf Club is scheduled to be completed.
4. Trash tote: Homeowners are responsible for cost of replacing trash totes.
5. Annual meeting: Wednesday, October 26 at 6:30 p.m. at Stetson Hills Police Station Community Room. The packet of information was approved to be sent to all homeowners.

**OLD BUSINESS**

1. Landscaping update: Final fertilization is done. The sprinkler system blowout and shutdown will be scheduled later in October. Leaf cleanup will be scheduled when leaves are off the trees.
2. Landscaping company change: After reviewing 3 landscape companies, the decision was made to switch from Robertson Landscaping to Top of the Peak Landscaping effective January 1, 2012. The new landscaping contract should reduce the landscaping general expense by about \$7,000. (Grantz, Hardison; 3/0; Knaub & Gadd absent)
3. Xeriscape discussion: For further information, review the web site at [www.csu.org](http://www.csu.org).

Minutes of The Island at Springs Ranch Board Meeting of October 11, 2011

**NEW BUSINESS**

1. Board appointment: The Board discussed making an appointment for HOA president for 2012 due to President Grantz moving from the area. No decisions were made.
2. 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.
3. 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 8:30 a.m.

**NEXT MEETING:** 7 a.m. on Tuesday, November 8, 2011.

Submitted by: Jan Hardison, Secretary; The Island HOA

Approved: \_\_\_\_\_  
(date)