

MINUTES OF THE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FOR  
THE ISLAND AT SPRINGS RANCH  
**APRIL 13, 2006**

The meeting was called to order at 7:00 a.m. at the home of President, Mike Knaub. Officers present: Mike Knaub, Elaine Boyd, Bob Gadd, & Catherine Gordon. Skip Wall was not in attendance. Devin Smith of Z&R Property Management was present.

OPEN FORUM:

Homeowner Ken Hardison was in attendance to discuss the following Architectural Request.

ARCHITECTURAL ISSUES:

- 1) The Hardison's have a proposal for landscape edging which looks like brick or rock (grey color) from "A Better Edge" (233-3343). This would be placed in the back of his home. We decided that Steve Samuels from Robertson will meet with Ken and his edging rep and discuss any problems that could arise with landscape maintenance (mowing, and how the edging would affect sprinklers). This request is on hold until the report from Robertson. Mr. Hardison left after this discussion.
- 2) Homeowner Nelson at 4170 Greens wants to place a "lightening rod" on his property. He has not submitted an Arch. Request and was not present at the meeting.
- 3) Homeowner Whipple's residence has what he believes to be a foundation crack. He insists this is the HOA's responsibility. We feel this is the homeowner's responsibility and may be covered under a warranty. Mr. Whipple should contact Campbell directly.

MINUTES:

The Minutes of the March, 2006 Board Meeting were approved by Motion.

TREASURER'S REPORT:

Bob Gadd reported that Robertson completed the 3rd planter on the hill and \$3,500 was paid. It was noted that Mr. McIntyre agreed he owes the \$5,000 deductible on his insurance claim for water damage. We had \$19,000 income for the 3<sup>rd</sup> month in a row. We anticipate that water will be a big expense this year. We are ahead by \$2,025 for the year. The Treasurer's report was approved by Motion.

MANAGEMENT UPDATE:

- 1) On page 16 - The letter was approved to send to the homeowner's (by Z&R) whose homes will be painted in the next phase (not to *all* the homeowner's).
- 2) Fred Steffer's gutter leaks at 4080 Greens was discussed. Repair work is complete as a "fix". No charge for this. The long-term solution would be to replace the gutter (see page 23).
- 3) Page 18 - A Motion was made, 2<sup>nd</sup>, and passed, not to have the work done on the mailbox light extension.
- 4) Page 19 - Letter from homeowner Bob Simmons, 4210 Greens, re replacing bark with rock in the landscaping areas. The HOA will not pay for this. We tabled the rock vs. bark discussion until May. We will ask Steve from Robertson to talk to us about cost and advantages/disadvantages at that time.
- 5) Devin gave us the 2006 INSURANCE PROPOSAL PACKET. It contains quotes from American Family, CNA, and Van Gilder Insurance Corp. Our decision must be made by the end of May. We decided to have a rep from each company (Andy Cobb of Van Gilder will be 1<sup>st</sup>) come to our next Board meeting to explain differences. Reps will be staggered at ½ hr. each.

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LANDSCAPE ISSUES:

Skip Wall was not at this meeting. Devin said the Voles are becoming a concern again. He will have the exterminator come out.

GENERAL ISSUES:

- 1) There will be a Community Action Meeting on April 20 at 7p.m. at the police station, if anyone wants to attend.
- 2) Newsletter will be published and mailed.
- 3) Master Association – their financials were sent to Board by Mike. Unknown at this time what will be done in the median on N. Carefree (landscape or cement).
- 4) Sign Ordinance for Colorado Springs – Mike has it if anyone wants to read it.

OLD BUSINESS

There was no old business for discussion.

NEW BUSINESS

- 1) At 4170 Greens (Nelson residence), Mr. Nelson reported a Woodpecker is pecking on his house. Devin will see what can be done about this.
- 2) Landscape aeration is finished. No damage to invisible dog fencing was reported.

There being no further business before the Board, the meeting was adjourned at 8:15 a.m.

Respectfully,

Elaine Boyd, Secretary  
The Island HOA  
Board of Directors

APPROVED: \_\_\_\_\_  
Mike Knaub, President