

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

The meeting was called to order at 7:10 a.m. at the home of President, Mike Knaub. Officers present: Mike Knaub, Elaine Boyd, Bob Gadd, & Skip Wall. Catherine Gordon was absent. Devin Smith of Z&R Property Management was present.

OPEN FORUM:

Homeowners present: Hankins, Henderson, Curtis. There were 2 men from Campbell who were not introduced and did not announce their names. They were there, basically, to divorce Campbell from the problem we are having with 3 flooded basements on Greens Drive.

There was a Motion by Mike to contact Don McGill to begin gathering information. The Motion passed with Elaine abstaining.

A homeowner (not introduced and unknown to this Secretary) said they wanted to put a railing in front. Approved.

A homeowner (not introduced) requested Minutes from June/July 2004. Elaine will try to find those.

ARCHITECTURAL ISSUES:

Owner at 6688 Showhorse Ct. wants to build a deck. The request was approved by Motion.

MISC:

Parking on street overnight: we are having more instances; Elaine will put the rules in the Newsletter.

Late dues: 4075 Golf Club. Devin will send a demand letter.

MINUTES FROM JUNE: Approved by Motion.

TREASURER'S REPORT: Bob Gadd. We have \$112,000 in the bank for contingencies. We are \$15,000 ahead of budget on landscape costs. Costs will be down because of recent rain. Report approved by Motion.

The final budget for next year is due by September for the Annual Meeting, which will be held in October. Elaine will stop by the police station to confirm the meeting will be held there on October _____ ?

MANAGEMENT UPDATE:

- 1) Cars parked overnight were discussed.
- 2) House painting paid.
- 3) Lawsuit results – no paperwork will be sent out.
- 4) “No Solicitation” signs at each entrance were approved by Motion. Est. cost: under \$200.
- 5) Yard Maintenance: golf course weeds – have Z & R write to owner of golf course to cut weeds.
- 6) Sprinklers turned off for the time being.
- 7) New bark – Skip will get estimates.
- 8) Path in back of 6628 Showhorse Ct. is in bad shape from erosion. We would like the cut grass picked up when it is on the path and the path must be repaired.

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- 9) Hot tub (page 12 of packet) allegedly damaged when house was painted. Devin is to get an estimate for replacement costs.
- 10) Street potholes – settlement of ground causes cracks in street.
- 11) We will meet at Skip's house for August 10 Board meeting. Elaine will put this on the bulletin board. Mike will be absent.
- 12) Flag replacement – it is worn and the brass holders failed. Mike will replace with stainless steel.

OLD BUSINESS:
None

NEW BUSINESS:
Mike will begin inquiries about fixing the drainage.

There being no further business, the meeting was adjourned at 9:20 a.m.

Elaine Boyd, Secretary
Board of Directors
THE ISLAND HOA