

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

There were no homeowner's present.

ARCHITECTURAL ISSUES:

- 1) Mrs. Frank at 4095 Greens Drive requests permission to put a railing all the way up the walkway to the steps in front. Her husband is handicapped. The request was approved by motion.
- 2) Bob Gadd requests permission to put a 14" x 14" exhaust fan on the side of his garage facing the Parks residence. This was approved by motion.
- 3) We agreed with all the letters in the packet that were sent to homeowner's from Devin. Devin was unable to e-mail Elaine's Woodpecker solution to one homeowner. Elaine will deliver a copy to the residence.

MINUTES:

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

TREASURER'S REPORT:

There was a discussion about landscaping costs. The painting of homes will cost approx. \$55,000, including caulking and repairs. Our estimate was \$54,000, so we are in good shape on that expense. It was noted that our website designer has been paid for his work. All the downloads are not yet complete, but our site is up. The Treasurer's report was approved by Motion.

MANAGEMENT UPDATE:

- 1) Insurance: Z & R told American they lost the bid for our insurance. They said they would like to bid next time.
- 2) House painting: 2/3<sup>rd</sup>'s done at this date. Results look very good. The painters did a good job.
- 3) Mike stated that our funding schedule for 2007 on painting the next phase will be OK, but in 2008 it looks like we may be about \$13,000 short, but we may have some changes that will make up for this.
- 4) We discussed getting a legal opinion about who is responsible for doors and windows, but we decided not to take action because of the legal cost.
- 5) No further action or discussion about the homeowner who reported what he referred to as, "a foundation crack". The man sold the house.
- 6) Master Assoc. vs The Range lawsuit: The Range won the lawsuit, but they still were ordered to pay the dues incurred from now on. The past due debt was forgiven by the court. The contract still stands as originally signed.
- 7) General Discussion of SB06-89: Mike has a copy of the Act itself for anyone's review. It was unknown if the Governor signed it into law. It basically clarifies the issues in effect.

LANDSCAPE ISSUES:

- 1) We discussed Steve's letter from Robertson re draining problem behind homes on Greens Dr. The drainage has created a "soft" spot where the water pools. Robertson bids \$1,828 to dig it up and repair with sand & new soil. This was approved by Motion using money from Capital Improvements.
- 2) Some dead trees and sod will be replaced.
- 3) We discussed sprinklers and how they function. Skip will look into alternating the timing to regulate the water pressure.
- 4) The water level measurement devices on the water controls would cost about \$16,000. It would be more efficient and would save money over time. We tabled this issue.
- 5) We will ask Steve to come to our next meeting for a general discussion of the entire system and answer questions.
- 6) Behind Catherine's house there is a tree support pole down.
- 7) Tree & bush trimming will wait until fall as some people complain the bushes are cut too short.

OLD BUSINESS

None.

NEW BUSINESS

- 1) The fencing behind Bill Saladin's house on Greens: some slats are down. This is a problem at other locations. The slats are coming out of the grooves and falling. We will get a bid for someone to walk the fence and repair. Elaine will tell the homeowner.
- 2) Bob Simmons wrote to the Board that he would like to be on the Landscape Committee. Greg Brockelman also expressed an interest. Devin will tell them we appreciate the interest, we welcome input, and that we will keep names as volunteers, but the Board will remain the Committee for the time being.
- 3) To get to our website go to [Islands@SpringsRanchHOA.com](mailto:Islands@SpringsRanchHOA.com).

There being no further business before the Board, the meeting was adjourned at 8:45 a.m.

Respectfully,

Elaine Boyd, Secretary  
The Island HOA  
Board of Directors

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