

MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
MAY 11, 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. Devin Smith of Z&R Property Management was present.

OPEN FORUM:

There were no homeowner's present.

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). We had a general discussion of this project. It was approved by Motion, with the stipulation that Mr. Hardison has Robertson move sprinklers at Mr. Hardison's expense. We consider this a "test case" to see if it works with the landscape maintenance.
- 2) Homeowner Nelson at 4170 Greens. His Arch. Request for a surge protector was approved by Motion.
- 3) Fran Henderson's request to replace bedroom windows to slide up and down was approved by Motion.

MINUTES:

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

TREASURER'S REPORT:

Bob Gadd reported that we have over \$175,000 in cash and a net operating cost of \$12,625 for the month. We are \$32,000 ahead of budget at this time. The Treasurer's report was approved by Motion.

MANAGEMENT UPDATE:

- 1) The caulking prior to painting is proceeding.
- 2) Page 22 of the packet - re: Mr. Whipple's foundation. The Board has considered the request that the HOA take care of what Mr. Whipple considers a "crack". After inspection by some Board members and Darren of Z & R, the Board determined no further action is required by the HOA, ref: Section 5.1 of the CC's & R's.
- 3) We discussed HOA responsibility for doors and windows. The Board has determined the HOA will not support door and window problems.
- 4) Re: Master Assoc. lawsuit with The Range HOA. The lawsuit is on-going, currently in court.
- 5) Master Assoc. Maintenance - Re: Medians - there is no further info on plans to improve.
- 6) 2170 Greens. Mr. Nelson reports a Woodpecker is pecking his house. The vole exterminator will give a recommendation for how to handle this.
- 7) Re: pest critters - it was determined pests on the inside of homes are not HOA responsibility, but those outside is our responsibility.

LANDSCAPE ISSUES:

Skip Wall was at this meeting. We considered new heavier bark we could use to prevent bark from blowing away. Skip will find out how much this would cost.

OLD BUSINESS

We had 2 insurance reps present for discussion of upcoming insurance coverage renewal. Brent Friesth represented American Family Insurance and distributed his proposal. Andy Cobb presented Van Gilder's proposal for renewal. After the presentations concluded, by Motion, the Board decided to continue with Van Gilder.

NEW BUSINESS

None.

There being no further business before the Board, the meeting was adjourned at 9:00 a.m.

Respectfully,

Elaine Boyd, Secretary
The Island HOA
Board of Directors

APPROVED: _____
Mike Knaub, President