

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
November 9, 2006**

The meeting was called to order at 7:00 a.m. at the home of President Mike Knaub. Officers present: Mike Knaub and Skip Wall. Newly elected Board member Daryl Grantz was also present. Director/Treasurer Robert Gadd as well as Z&R Property Management representative Devin Smith was absent.

APPOINTMENT TO BOARD OF DIRECTORS

Jan Hardison was appointed to replace Director Elaine Boyd who will be moving out of the area. (Wall/Grantz). Her term of office is one year. Jan was also elected to the position of Secretary to the Board of Directors (Grantz/Wall).

ARCHITECTURAL COMMITTEE

No report.

MEMBERS OPEN FORUM

Resident Earl Rook, 4025 Golf Club Drive, commented on the voles causing problems in the area. The Board directed that a round of bait be applied to relieve this problem.

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the October 12, 2006, meeting was approved as presented. (Wall/Grantz)

TREASURER'S REPORT AND APPROVAL

The report was tabled for approval of the October 2006 Monthly Budget until response to the following question is received: What is the \$2,279 insurance claim expense?

MANAGEMENT COMPANY UPDATES

No report.

TOPICS OF GENERAL DISCUSSION

- 1) "No soliciting" signs: A small 'no soliciting' sign is in place near the mailbox area. Z&R will replace it with a larger sign when definite wordage and topic inclusions are determined.
- 2) Yard Maintenance & Watering: Skip Wall reported that a final fall cleanup has been requested and will be completed in the next few weeks. Water lines have

- been cleared of water for the season. Homeowners are cautioned to keep outside hoses disconnected from faucets to prevent broken frozen pipes.
- 3) Newsletter: Christl Redmond, 6759 Showhorse Ct, will edit The Island Newsletter. She will be invited to attend a Board meeting to discuss her plans for the Newsletter.
 - 4) Annual Meeting Recap: President Knaub reported that there were 44 households represented at the October 25, 2006, General Meeting of The Island at Springs Ranch; in addition, there were 5 proxy votes.
 - 5) Master Association: President Knaub reviewed the relationship of The Island HOA with the Springs Ranch Community Association. Originally the master association had 730 homes. The responsibility of the Master Association was to care for fences and grass along both sides of N Carefree and the west side of Peterson Road (south to City line and north to Stetson). For this service, the Island is contracted to pay \$10 per quarter per household.
 - 6) State Statutes and Covenants: Colorado SB0689 governs The Island HOA. President Knaub summarized the requirements and circulated copies of proposed policies that show compliance with the Senate Bill:
 - The Island HOA Conduct of Meetings Policy and Procedure
 - The Island HOA Conflict of Interest Policy
 - The Island HOA Investment of Reserves Policy
 - The Island HOA Records Inspection Policy
 - The Island HOA Request for Access to Association Records
 - Agreement Regarding Use of the Membership List for the Island HOA
 - The Island HOA Dispute Resolution Policy and Procedure
 - 7) E-mail: Board members will e-mail all Board members when business is presented via e-mail.

OLD BUSINESS

- 1) Street potholes/cracks: Phone numbers for residents to contact at Colorado Springs government offices for repair of the potholes and cracks on Island streets were distributed at the annual meeting.

NEW BUSINESS

- 1) Social Committee funds: Jan Hardison, member of the HOA Social Committee, asked for \$75 to be used for the Christmas potluck for all Island residents. The money is not part of the general budget. A determination will be made by the treasurer and manager as to total funds available. The Board authorized \$75 to be used for the Christmas potluck. (Knaub/Wall)
- 2) Document Review for compliance with SB0689: Board members will review the documents President Knaub provided. The item was tabled for action on acceptance: (Grantz/Hardison)
- 3) Street parking: Skip Wall stated that a homeowner has requested permission to park a car overnight.

ADJOURNED

The meeting was adjourned at 8:51 a.m. (Wall/Hardison)

Submitted by:
Jan Hardison
Secretary
The Island HOA

Approved: _____