

MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
October 12, 2006

The meeting was called to order at 7:00 a.m. at the home of President, Mike Knaub. Officers present: Mike Knaub, Bob Gadd, Catherine Gordon & Skip Wall. Devin Smith of Z&R Property Management was also present.

OPEN FORUM:

There were no other homeowners present.

ARCHITECTURAL ISSUES:

Luella & Sam Frank wanted to make a change to a previously approved architectural request. For safety reasons they wanted to change the railing on the wheel chair ramp, from synthetic materials to wrought iron. The request was approved.

1. Puterbaugh's had repair work done on their patio. Home owners are responsible for patios, but need to have all outside work approved by the architectural committee. The work was approved after the fact.

MINUTES FROM August:

August and September meeting minutes were approved.

TREASURER'S REPORT: Bob Gadd.

The Treasurers report was reviewed and approved.

MANAGEMENT UPDATE:

- a. No solicitation signs are too small and Z&R will be replaced them.
- b. There was a minor format error on the website and Devin said he would take care of the problem.
- c. Frahm's hot tub cover was discussed. Z&R got an estimate of \$385 with a life of 7 to 10 years. It was decided that the association would assume \$100 of the damage.

TOPICS OF GENERAL DISCUSSION

2. It was decided that the board did not need to take any additional action concerning street parking.
3. Skip Wall gave a report on yard maintenance and pending pruning activities.
4. Since Elaine has resigned and will be moving soon, we do not have anyone to write the newsletter. It was confirmed that Christl Redmond, who had previously produced the newsletter, was interested in doing it again.
5. The annual meeting is set for Wednesday 25 October. Devin will check to make sure the room is reserved.
6. The management company contract was previously approved at an executive session and Z&R was officially notified.
7. The master associations financials were reviewed.

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OLD BUSINESS:

The gaps in the street at the top of Golf Club Dr. were discussed. It was determined that more calls to the city are needed to get action. Catherine Gordon will bring the city telephone number to the annual meeting to pass on to all homeowners in attendance, in an effort to solicit their calls to the city.

NEW BUSINESS:

There being no further business, the meeting was adjourned at 8:30 a.m.

Submitted by:
Michael H. Knaub
President
The Island HOA

For:
Elaine Boyd, Secretary
Board of Directors
THE ISLAND HOA

APPROVED: _____