

MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
September 14, 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. Elaine Boyd was absent. Devin Smith and Darren Burns of Z&R Property Management were present.

OPEN FORUM:

Homeowners present were Janice Hardison, Daryll Grantz, Earl Rook, and Barbara Parsons, Homeowners were present to find out about the appointment of a replacement for Elaine Boyd, who resigned as Secretary and Board member.

ARCHITECTURAL ISSUES:

There were no Architectural issues.

MINUTES FROM August:

Approval of August minutes was deferred until the October meeting because the secretary had an out of town emergency, and the August minutes were not available.

TREASURER'S REPORT: Bob Gadd.

The Treasurers report was reviewed and approved as submitted.

MANAGEMENT UPDATE:

- a. Signs will be installed soon.
- b. Results of the law suite were discussed. The agreements between the different HOAs and the Springs Ranch Community Association were judged to be legal.
- c. The Islands new web site was discussed and reviewed. Everything seems to be up and running.
- d. Frahm's hot tub cover was discussed. Z&R will get an estimate of a new cover and this topic will be discussed at the next meeting.

TOPICS OF GENERAL DISCUSSION

1. Street parking. Although at times people will park in the street it does not seem to be a serious problem and can be corrected with reminders to the offenders. A suggestion, that we might print up a reminder ticket that initially could be place on the car windshield. No decision was made and this will be discussed at a later meeting.
2. Skip Wall gave a report on Yard maintenance.
3. Since Elaine has resigned and will be moving soon, we do not have anyone to write the newsletter. It was suggested that Christl Redmond, who had previously produce the newsletter, may be interested in doing it again.

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4. The board had a brief discussion on how Board Members should use e-mail to share ideas and opinions, but e-mail should not be used in decision making.

The meeting was temporarily adjourned at 8:30 a.m. for lack of quorum. Meeting was continued on Monday, September 14th at 6:30 p.m.

5. Budget for 2007 was discussed and approved. The Budget will be presented to the general membership for final approval.
6. Annual meeting is set for the 25th of October and will be held at the Stetson Hills Police station.
7. Mike Knaub purchase two flags for the association and was reimbursed for the cost.

OLD BUSINESS:

The gaps in the street at the top of Golf Club Drive were discussed. It was determined that more calls to the city are needed to receive action.

NEW BUSINESS:

EXECUTIVE SESSION:

The board went into executive session to discuss Elaine Boyd's replacement and the continuation of Z&R as our management company.

It was decided that Elaine's replacement would be decided by the general membership. The person that receives the 3rd highest vote count will be appointed by the board to serve out the remaining year of Elaine's term.

The Board unanimously agreed to retain Z&R Management Company as the management company for The Island HOA.

The following individuals were nominated to run for the board of Directors:
Bill Snderman: Janice Hardison: Greg Brockelman: Earl Rook: Mike Knaub

There being no further business, the meeting was adjourned at 7:30 p.m.

Submitted by:
Michael H. Knaub
President
The Island HOA

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

APPROVED: _____