

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
December 13, 2007**

The meeting was called to order at 7:00 a.m. at the home of President Mike Knaub. Board members present: Mike Knaub, Skip Wall, Robert Gadd, Daryl Grantz, and Jan Hardison as well as Z&R Property Management representative Linnea Mellinger. Homeowner Elena Hall, 4060 Greens, was also present.

ARCHITECTURAL COMMITTEE

The request by homeowner Wayne Burke at 4065 Golf Club Drive for a DirecTV satellite dish on the northwest corner of his roof was denied (Grantz/Wall; 5/0). Covenants specify 'no roof installations' and specify acceptable locations for antennas/dishes. The dish was installed prior to approval. An application that includes neighbor signatures is also requested. A letter of denial will give options the homeowner may consider.

MEMBERS OPEN FORUM

Elena Hall addressed the Board regarding what she perceived as discrimination against her family. A Board-directed letter advised the Halls that their boys have been in violation of posted signs on the trail/path between Greens and Showhorse by riding bicycles on the trail/path. Mrs. Hall's claim of discrimination was based on her opinion that other boy(s) riding with the Hall boys were not sent letters.

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the November 8, 2007, Board meeting were approved as presented. (Gadd/Grantz; 4/0; (Knaub abstained because he was absent for the meeting).

TREASURER'S REPORT AND APPROVAL

The November treasurer's report was approved as presented (Hardison/Wall, 5/0). Noted were the budget items which are over budget: landscaping, electric/maintenance repair, pest control, roof repair, snow removal, and tree maintenance. Most items are expected to be at or near budget by the end of the year. Payment was made in November to Whodingee Drywall for \$866.63 for filling cracks in driveways. Skip stated that Robertson's landscaping costs (to include pruning) had increased from \$58,461 in 2004 to an estimated \$96,000 in 2007 with a 10% increase between 2006 and 2007.

MANAGEMENT COMPANY UPDATES

- (a) MTI Custom Landscapes submitted a \$20,116 quote to repair drainage problems.. A quote by Reconstruction Experts was also received totaling \$24,789. Yet to be received are a Robertson's quote and a Classic quote
- (b) E-mail updates are complete.

TOPICS OF GENERAL DISCUSSION

1. Parking on the street: responses have been made to all homeowners requesting overnight street parking for short periods of time. Requests for extended variances were denied per covenant. It was noted that emergency vehicles can park overnight on the streets.

Minutes of The Island at Springs Ranch Board Meeting of December 13, 2007

2. Insurance claim—Henley: insurance will take care of all expenses connected
Insurance claim—4175 Greens: case is still open
3. Newsletter—The December newsletter, which was mailed the week of December 10, included (a) a letter from President Knaub regarding the distribution of homeowner dues; (b) introduction of new social chairman Catherine Birch and thanks to outgoing chairman Rita Steinhauer; and (c) information regarding winter supplement watering advice.
4. Yard maintenance—
 - (a) drainage repair/path proposals (see Management update)
 - (b) lawn maintenance contract for 2008: Skip suggested that we get per hour breakdown from Robertson and then get 2 more bids listing the same per hour items for comparison to include time and materials
 - (c) Winter supplement watering: see information in December newsletter

OLD BUSINESS

Driveway caulking: the job has been completed at a cost of \$866.63 by Whodingee Drywall.

NEW BUSINESS

City snow information: the City's priority in snow removal leaves The Island roads with snow for long periods when there is heavy snow. The Island's contract with Robertson's is for snow removal when accumulation is 2". Our HOA 2007 winter snow removal expense was \$9,703.25.

A legal office has proposed a plan to contract for a year with them at a cost of \$150/month as a retainer fee which would allow a slight discount in cost/hour for legal advice. Due to the limited need for legal advice, the Board agreed to not enter into contract with them (Grantz/Gadd; 5/0).

Daryl Grantz suggested that future discussion regarding landscaping include xeriscape which requires minimum water.

ADJOURNED

The meeting was adjourned at 8:40 a.m. (Hardison/Gadd; 5/0)

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____ (date)