

**MINUTES OF THE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FOR  
THE ISLAND AT SPRINGS RANCH  
September 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, Robert Gadd, and Jan Hardison as well as Z&R Property Management representative Linnea Mellinger. Others present were: soon-to-be homeowners Bill & Phyllis Clarke of 4165 Greens and Mike Lancaster representing Bill & Cynthia Doty of 6748 Showhorse Ct.

**ARCHITECTURAL COMMITTEE**

Bill Doty's 2-tiered 35'8" X 10' deck proposal was approved as presented (Hardison/Gadd; 3/0; Grantz and Wall absent).

New homeowners at 4165 Greens Drive, Bill & Phyllis Clarke, received tentative approval of a deck subject to the required formal application being submitted with all conditions in compliance with current practices. (Gadd/Hardison; 3/0; Grantz & Wall absent)

**MEMBERS OPEN FORUM**

No comments.

**APPROVAL OF PREVIOUS MEETING MINUTES**

Minutes of the August 9, 2007, Board meeting were approved as presented. (Knaub/Gadd; 3/0; Grantz & Wall absent) It was agreed that future minutes will include addresses without names of homeowners unless positive or neutral decisions or actions are affected.

**TREASURER'S REPORT AND APPROVAL**

The August treasurer's report was approved as presented (Hardison/Knaub, 3/0; Grantz & Wall absent). The negative \$6,578 gross margin is due primarily to high water and landscaping expenses.

**MANAGEMENT COMPANY UPDATES**

- 1) (a) Letters to homeowners at 4060 Greens Drive and 4085 Golf Club regarding overnight street parking will be sent if there are other occurrences.
- 2) (b) The skylight at 4170 Greens Drive, home of Robert and Ruth Ann Nelson, was caulked as there was no break in the skylight.
- 3) (c) New trash receptacles being distributed is not an issue of concern. The waste disposal company has been replacing bins that are damaged.

**TOPICS OF GENERAL DISCUSSION**

- 1) (a) Annual Meeting: The Island at Springs Ranch Homeowners Annual Meeting will be held on Monday, October 15, at 6:30 p.m. at the Stetson Hills Police Station community room.  
(b) 2008 Budget: The proposed budget which includes a \$25/month increase per home site was approved as presented. It will be mailed by Z&R to homeowners along with a notice of the annual meeting (Hardison/Knaub; 3/0; Grantz & Wall absent).

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- (c) Nominees for Board positions are Bob Gadd, Skip Wall, and Jan Hardison. Nominations from the floor will be taken at the meeting.
- 2) Port-A-Potty: Construction workers bringing port-a-potties anywhere within The Island is not allowed by covenant.
- 3) Newsletter: Concerns regarding the limited contributions made by the Board as well as other homeowners to the newsletter was discussed. Christl will be invited to a future meeting to discuss options. The Board secretary will review the newsletter before it is distributed.
- 4) Yard maintenance:  
(a) Paths & walls: The deteriorated condition of both paths in The Island was discussed. It was decided to fix the washed out wall and deteriorated paths at a cost NTE \$1,500 total (Knaub/Gadd; 3/0; Grantz & Wall absent).  
(b) Tovey drain pipe: Homeowners at 6618 Showhorse Ct reported that black drain pipes at the side of their house have been hit by the mowers and pulled off or cracked. It was reported to Robertson who is responsible to fix any drain pipes they damage.

**OLD BUSINESS**

There was no old business.

**NEW BUSINESS**

There was no new business.

**ADJOURNED**

The meeting was adjourned at 8:45 a.m. (Hardison/Gadd; 3/0; Grantz & Wall absent)

Submitted by:

Jan Hardison  
Secretary, The Island HOA

Approved: \_\_\_\_\_ (date)