

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
August 9, 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, Daryl Grantz, Skip Wall, and Jan Hardison as well as Z&R Property Management representative Linnea Mellinger. Homeowners Earl Rook, Gail Curtis, and Christl Redmond were also present.

ARCHITECTURAL COMMITTEE

There were no agenda items for discussion.

MEMBERS OPEN FORUM

Recurring and damaging flooding issues at 4145 Greens Drive, home of Gail and Sandra Curtis, was discussed. Basement flooding has occurred for the past 2 years. The heavy rainfall caused the retaining wall behind their house to collapse with the extreme amount of downhill drainage. Pictures and discussion regarding the water flow followed. A post-construction drainage channel between 4135 and 4145 Greens Drive was built to eliminate basement flooding but it does not drain water from the backyard of 4145. The drainage issues involving both pathways as well as some homes will be inspected and estimates provided to resolve the issues.

Earl Rook, 4025 Golf Club Drive, reported that the resident at 4185 Golf Club Drive has been storing the garbage can in between pickup days at the outside of the garage. Management will send a letter advising resident of covenants concerning garbage can storage. Mr. Rook also reported dead shrubbery in his yard. Skip Wall will consult with Robertson' for shrubbery replacement. Mr. Rook also reported recurring issues with vols. A vole treatment will be requested by management.

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the July 12, 2007 Board meeting were approved as presented. (Gadd, Grantz, 4/0, Hardison abstained due to being absent for that meeting)

TREASURER'S REPORT AND APPROVAL

The July treasurer's report was approved as presented (Grantz, Wall, 5/0). The \$10,527 water expense for July was noted. Discussion regarding a dues increase for 2008 determined that the budget will be presented at the September Board meeting with a \$25 per month increase included per homeowner (Knaub, Hardison, Wall voted yes; Grantz and Gadd voted no)

MANAGEMENT COMPANY UPDATES

- 1) (a) All action items were completed.
- 2) (b) The crack in the skylight at 4170 Greens Drive, home of Robert and Ruth Ann Nelson, was fixed with a new skylight at Association expense.
- 3) (c) Homeowners Doug and Elena Hall, 4060 Greens Drive, will receive a letter from management concerning the commercial vehicle that is parked on the street over night occasionally reminding them of covenants covering that issue.

Minutes of The Island at Springs Ranch Board Meeting of August 9, 2007

TOPICS OF GENERAL DISCUSSION

- 1) 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.
- 2) Interest rates: Our Association investments have earned interest at 5%.
- 3) Newsletter: Christl Redmond asked Board members to submit items for the next newsletter which will be published within the next month.
- 4) Yard maintenance:
 - (a) Soggy areas resulting primarily from low places in yards will be reviewed. The control valves that frequently are filled with water are not considered dangerous.
 - (b) Due to the damaged condition of the two pathways, signs will be added to the existing signs at all pathway entrances notifying residents that the paths are temporarily closed.
- 5) Master Association documents: Mike reviewed documents received from the Master Association provided for in the judge's decision from the lawsuit a few years ago regarding conditions and stipulations of the duties required of the Master Association.
- 6) New flags: Two new flags have been purchased at a cost of \$104.
- 7) Storage of records: It was determined that Board members as well as the management company are storing duplicate copies of monthly packets as well as other homeowner documents. The official records are maintained by Z&R. Board members can store copies for reference if desired.

OLD BUSINESS

There was no old business.

NEW BUSINESS

- 1) Jack Henley, 4215 Greens Drive, complained about a rented blow-up jump toy in a front yard of a homeowner for 4 hours during the first week of August. The toy was restricted to only one yard. No formal complaint was provided.

ADJOURNED

The meeting was adjourned at 9:15 a.m. (Gadd/Grantz, 5/0)

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____ (date)