

MINUTES OF THE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FOR  
THE ISLAND AT SPRINGS RANCH  
July 12, 2007

The meeting was called to order at 7:10 at the home of Vice President Skip Wall. Board members present: Mike Knaub, Skip Wall, Daryl Grantz, Bob Gadd as well as Z&R Property Management representative Linnea Mellinger. Jan Hardison was absent and Linnea Mellinger took notes.

**ARCHITECTURAL COMMITTEE**

The request by Dustin Holmes and Janice Holmes, 4180 Golf Club Drive to add to existing flower bed to eliminate cap from sewer clean out pipe being broken by landscapers was approved as presented but request that the ACC form is filled out and filed. Linnea will forward form to homeowner. (Wall/Knaub, 4/0, Hardison absent)

**MEMBERS OPEN FORM**

No homeowners were present

**APPROVAL OF PREVIOUS MEETING MINUTES**

Minutes of the June 14<sup>th</sup> meeting were reviewed and approved after discussion about owner's responsibility was verified and approved as stated and correcting the approval to be Gadd/Grantz 4/0 instead of Grantz/Grantz.

**TREASURER'S REPORT AND APPROVAL**

The June's treasurer's report was approved as presented (Wall/Knaub 4/0, Hardison absent)

**MANAGEMENT COMPANY UPDATES**

- 1) All Action items were completed. Linnea informed the Board that Simmons previous landscape request did have the address, 4205 Greens Drive, for the type of border. Letter went out to homeowner at 4205 Greens Drive requesting the homeowner to fill out an ACC request form to get an after the fact approval. Simmons stated that Fredrick's, 6739 Showhorse, border was not up yet so he referenced 4205 Greens Drive because it was the same border.
- 2) Discussed Annual Meeting and getting that scheduled. Bob Gadd said he will get a reservation for the Community Room at Stetson Hills Police Station.
- 3) The outstanding Reconstruction Bill was paid and the owner was back billed for the work.
- 4) Skylight at Nelson's, 4170 Greens Drive, was discussed about who's responsibility it would be to fix the problem. Linnea brought up that owner know states skylight has a crack in the glass. Linnea will contact owner and get more information.

Minutes of The Island at Springs Ranch Board Meeting of July 12, 2007

**TOPICS OF GENERAL DISCUSSION**

- 1) Discussed Robertson's Landscaping bill and how the break out for the bill needs to be more detailed and broken out so that proper coding can be done for the various items ie: bushes, sprinkler repairs, trees etc. Skip said that he would talk to Steve about it.
- 2) Talked about the possibility of Robertson spending an x amount of time to review the sprinkler system and work on the problem areas. It was noted that Parks and Gadd has had sprinkler problems along with other areas through out the community. If next years budget allows the time spent on fixing the sprinkler system will be looked at in 2008.
- 3) The budget for 2008 was presented by Bob Gadd and Mike Knaub brought up increasing the dues to at least \$25 more so that the Association can put the money towards different items such as painting and sprinkler repairs.
- 4) Hewitt's landscaping problem was looked at by Robertson's and Skip will follow up to see what was discovered.

**OLD BUSINESS**

There was no old business

**NEW BUSINESS**

- 1) Discussed how the Master Association is to provide on an Annual basis financial documents and how Z&R will write a letter at year end to request all documents that are to be given to sub Associations.

**ADJOURNED**

The meeting was adjourned at 8:45 (Grantz/Wall 4/0)

The August 9<sup>th</sup> Board of Directors meeting will be held at Mike Knaub's house at 7:00 a.m.

Submitted by:  
Linnea Mellinger  
Property Manager

Approved: \_\_\_\_\_