

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
June 14, 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, and Jan Hardison as well as Z&R Property Management representative Linnea Mellinger. Skip Wall was absent.

ARCHITECTURAL COMMITTEE

The request by John & Gail Box, 6768 Showhorse Court, to add a 6'X4' window in their kitchen was approved as presented. (Gadd/Grantz, 4/0, Wall absent)

The request by Bill Doty, 6748 Showhorse Court, to add 2 Solatube skylights in his garage and 1 in his bathroom was approved as presented. Management's approval letter will state that the homeowner must bear responsibility for the altered roof until a new roof is put on. In the case of a change in ownership of the property, the responsibility will transfer to the new owner. (Hardison/Gadd, 4/0, Wall absent)

The request by Alan & Maria Wentzel, 6638 Showhorse Court, to convert their patio into a Florida room was approved. Management's approval letter will state that the homeowner must bear responsibility for the altered roof until a new roof is put on. In the case of a change in ownership of the property, the responsibility will transfer to the new owner. (Hardison/Gadd, 4/0, Wall absent). Noted was neighbor Parsons concern about drainage with the altered structure. The Wentzels have installed a French drain to ensure proper drainage.

The request by Marvelyn Norton, 4205 Greens Drive, to add a border around the flower area must be resubmitted with neighbors' signatures indicating agreement. The Board will reconsider approval at that time.

The request by Greg & Melissa Kercher, 4190 Greens, to (1) add a deck, (2) replace bark with rock, and (3) replace black drain tubes with white metal drains was approved as presented. (Gadd/Grantz, 4/0, Wall absent)

Approved proposals are on file in Z&R Management Office. Approval letters from Z&R will state that the finished project in all cases must match existing design in The Island to include original property as well as approved changes.

MEMBERS OPEN FORUM

No homeowners were present.

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the May 10, 2007 Board meeting were approved as presented. (Grantz/Grantz, 4/0, Wall absent)

TREASURER'S REPORT AND APPROVAL

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

MANAGEMENT COMPANY UPDATES

- 1) All action items were completed. The Puterbaugh homeowners at 6708 Showhorse Court had written to Z&R about the poor concrete job on their front walk resulting in color variances. It was noted that the homeowner is responsible for street to front door.
- 2) Painting Review and Future Plan: A final walk-through for the 2007 house painting project was done on May 14. Mr. DeCarlo, paint company owner, agreed to a revised painting schedule for the remaining houses to be painted. A 5-year painting schedule was approved (Gadd/Grantz, 4/0, Wall absent). The new schedule: houses built in 2002 will be painted in 2008 (10); houses built in 2003/04 will be painted in 2009 (13).
- 3) The 8/28/06 Reconstruction Experts invoice for water damage to home of Gale Curtis, 4145 Greens Drive, resulting from a build-up of rain water around the window well which was seeping into basement from window seal is the responsibility of the homeowner. Other homeowner water drainage issues have been the homeowners' responsibility.

TOPICS OF GENERAL DISCUSSION

- 1) Parsons drainage problem: The issue is the original installation of drainage pipes on the NE corner of their house included a pipe that was too short and was spliced. Now the water surfaces in the middle and puddles near the foundation.
- 2) Under Drain Update: The City continues to work on the retaining pond west of The Island and the golf course. The golf course will maintain the drainage ditch. Effects on our under-drain will be monitored.
- 3) The employee privy that was placed near a home having a basement finished has been moved..
- 4) Yard Maintenance:
 - a. Irmgard Fischer, 4050 Golf Club Drive, reported that a rock resulting from a nearby mower was suspected for breaking the glass in her patio door. She submitted a bill which has been forwarded to Robertson for payment.
 - b. Verlen Kercher, 4190 Greens Drive, will be advised to have the problems in her yard fixed and submit a bill for reimbursement. Discussion was deferred to the July meeting.
- 5) Master Association: Resulting from the lawsuit of the partner association of the master Springs Ranch Association a year ago, the master association agreed to provide financial reports annually to each association including the maintenance contract for the current year, assessment documents, end-of-year financial statement, and current budget. None of those documents have been received. President Mike Knaub will pursue the issue.
- 6) Insurance: Homeowners are advised that documents relating to the Association insurance are available on line at The Island HOA web site.
- 7) New flags: Purchasing two new flags was approved (Grantz/Gadd, 4/0, Wall absent)

OLD BUSINESS

There was no old business.

NEW BUSINESS

- 1) Aspen trees: The potential of roof and siding damage resulting from aspen trees moving in the wind due to the nearness of the trees to houses was discussed. Skip Wall will contact Robertson and authorize trimming the aspen trees. (Grantz/Gadd, 4/0, Wall absent)
- 2) Cracks in driveway: The Association is responsible for cracks in driveways resulting from settling. Several homes report cracks developing. It will be discussed in July.
- 3) October Annual HOA Meeting: Gadd will reserve the Community Room at the Stetson Hills Police Station for the October meeting.

Minutes of The Island at Springs Ranch Board Meeting of June 14, 2007

- 4) 2008 Budget: The 2008 budget will be finalized in September in order to present it to homeowners at the annual meeting in October.
- 5) Assessment: Knaub will check on the appeals process as inequities were noted. Also noted was a Storm Drain Tax issue because in The Island water off roofs drains on lawns not in city drains.
- 6) It was noted that homeowners are responsible for damage to sewer pipe cleanout caps.

ADJOURNED

The meeting was adjourned at 8:50 a.m. (Gadd/Grantz, 4/0, Wall absent)

The July 12 Board meeting will be held at Skip Wall's house at 4235 Greens Drive at 7 a.m.

Submitted by:
Jan Hardison
Secretary, The Island HOA

Approved: _____ (date)