

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
November 8, 2007**

The meeting was called to order at 7:00 a.m. at the home of Vice President Skip Wall. Board members present: Skip Wall, Robert Gadd, Daryl Grantz, and Jan Hardison as well as Z&R Property Management representative Linnea Mellinger. New homeowner Doris Burch, 4125 Golf Club, was also present.

ARCHITECTURAL COMMITTEE

No discussion.

MEMBERS OPEN FORUM

Doris Burch received answers to several new homeowner questions regarding planting additional shrubbery, supplement water on grass in winter, smoke detectors, and a security system.

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the October 11, 2007, Board meeting were approved as presented. (Gadd/Grantz; 3/0; (Knaub absent; Hardison was absent for the meeting and abstained).

TREASURER'S REPORT AND APPROVAL

The October treasurer's report was approved as presented (Hardison/Grantz, 4/0; Knaub absent). Noted were the landscape expense YTD is \$10,906 over budget and tree maintenance YTD is \$4,717 over budget.

MANAGEMENT COMPANY UPDATES

- 1)
 - (a) Completion of drives: Randy Stapleton of Whodingee is caulking 57 cracking driveways for about \$800. Work is to be completed the 1st week of November.
 - (b) Letters were sent to all homeowners on November 7 which included a resident roster, announcement of homeowner-passed decision to raise dues by \$25/month beginning January 1, 2008, and an electronic funds transfer form for those who have opted through Z&R to pay dues
 - (c) 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 is Robertsons quote. Action on the quotes was tabled until the December meeting. (Hardison/Grantz, 4/0; Knaub absent)
 - (d) Trimming of trees and bushes: Robertsons has completed all trimming in The Island.
 - (e) Changing sprinkler heads: Robertsons will work with Skip to determine which sprinkler heads need to be changed in order to help alleviate bogs as well as dry areas.

TOPICS OF GENERAL DISCUSSION

No discussion.

OLD BUSINESS

There was no old business.

NEW BUSINESS

October 16, 2007 Annual Meeting Minutes review: Minutes were reviewed and corrected. They will be presented for approval by homeowners at the October 2008 annual meeting.

Contract with Z&R for 2008: There are no changes to the contract with Z&R for 2008.

ADJOURNED

The meeting was adjourned at 8:00 a.m. (Hardison/Gadd; 4/0; Knaub absent)

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: 11/13/07 (date)