

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
October 11, 2007**

The meeting was called to order at 7:00 a.m. at the home of President Mike Knaub. Board members present: Mike Knaub, Skip Wall, Robert Gadd, and Z&R Property Management representative Linnea Mellinger.

ARCHITECTURAL COMMITTEE

New homeowners at 4165 Greens Drive, Bill & Phyllis Clarke, submitted their plan for approval of a deck. Plans were reviewed and approved as presented. (Wall/Gadd; 3/0; Grantz & Hardison absent)

MEMBERS OPEN FORUM

No comments.

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the September 13, 2007, Board meeting were approved as presented. (Knaub/Gadd; 3/0; Grantz & Hardison absent).

TREASURER'S REPORT AND APPROVAL

The August treasurer's report was approved as presented (Wall/Knaub, 3/0; Grantz & Hardison absent).

MANAGEMENT COMPANY UPDATES

- 1) (a) Action Items were discussed. Annual notice was sent out and 50 copies of minutes ready for distribution for Annual Meeting and letter was sent out to 6748 Showhorse Court.
- 2) (b) Annual meeting was discussed Mike will discuss 2006 minutes and update community of 2007 business.
- 3) (c) Discussed the professionalism of letters going out and Linnea assured that more care will be taken so that the letters are professional.

TOPICS OF GENERAL DISCUSSION

- 1) Radon Gases: Individual homeowners who have radon testing done and need remediation will be done at their expense and not the Islands at Springs Ranch Association.
- 2) Drainage Repairs: Parson's Drainage will be taken care of this fall by bringing the flex hose and reposition the slope so it drains properly.
- 3) Newsletter: Discussed doing the Newsletter only when necessary.
- 4) Yard maintenance: Trimming of bushes and Aspen's are to be scheduled with Robertson's.

- 5) Sprinklers: Discussion about how to control the water flow so that both the front and back sides get adequate watering and not have sodden areas in the back. Robertson's will be asked to take a look at what can be done to reduce sodden backyards.

OLD BUSINESS

There was no old business.

NEW BUSINESS

A. Installation of Satellite Dish at 4065 Golf Club: Owners did not get written approval a letter will be sent requesting an after the fact ACC approval form be filled out and turned in. Letter will also included that homeowner is responsible for repairs.

B. Driveways to be caulked: Driveways that need to be caulked should be done before winter will get two bids, one from CM Robinson and then the second from the contractor who did them last time.

ADJOURNED

The meeting was adjourned at 8:15 a.m. (Wall/Gadd; 3/0; Grantz & Hardison absent)

Submitted by:

Linnea Mellinger
Property Manager

Approved: _____ (date)