

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
January 10, 2008**

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, Daryl Grantz, and Jan Hardison as well as Z&R Property Management representative Linnea Mellinger. Homeowners Wayne Burke, 4065 Golf Club, and Richard Naughton, 4040 Golf Club, were also present.

ARCHITECTURAL COMMITTEE

Homeowner Wayne Burke at 4065 Golf Club Drive discussed issues connected with the Board's denial of a DirecTV satellite dish on the northwest corner of his roof. Covenants specify 'no roof installations' and specify acceptable locations for antennas/dishes. Mr. Burke commented that he would contact DirectTV for a remount to meet covenants. In response to Mr. Burke's question, homeowners are responsible for outside lights on homes.

MEMBERS OPEN FORUM

Richard Naughton commented on problems he has with the curbing leading to his driveway. Even though altering the curb would be a homeowner expense, he volunteered to check with the City regarding an alteration. No approval to alter the curb from the Board was requested at this time. Mr. Naughton will attend the February Board meeting with an update.

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the December 13, 2007, Board meeting were approved as corrected. (Grantz/Wall; 5/0). Corrections were under New Business: (1) the accumulation of snow before removal under the contract with Robertsons is 2" and (2) Daryl Grantz name was misspelled.

TREASURER'S REPORT AND APPROVAL

The December treasurer's report was approved as presented (Wall/Grantz, 5/0). Noted was the end-of-year net income of \$4,785. The year's largest actual deviation from budget was landscaping and lawn which was over budget by approximately \$19,000. The reduced insurance premium expense was the major under-budget spending.

MANAGEMENT COMPANY UPDATES

- (a) 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 are a Robertson's quote and a Classic quote
- (b) JTB Landscaping has provided an example of a contractor agreement for landscape maintenance for another HOA as well as a breakdown of hourly costs.

- (c) Chris Robinson will be asked to give a bid by May 1 for trim work for houses to be painted. Wood quality will be addressed.
- (d) There have been no problems from homeowners related to increased dues.

TOPICS OF GENERAL DISCUSSION

- 1. Parking in the street: There continue to be issues with some homeowners parking unauthorized cars on the street over night.
- 2. Insurance renewal in May: Linnea will ask the insurance company for an estimate on renewal rates.
- 3. Painting for 2008: The issue of when the 23 remaining houses would be painted was addressed. It was decided to paint all 23 in 2008. (Grantz/Wall; 5/0)
- 4. Yard maintenance:
 - (a) Drainage repair/path. Contract: Classic Consulting will charge \$6,900 for a proposal. We will not ask them for a proposal.
 - (b) Lawn Maintenance: Robertson has submitted a per-man-hour list of charges relating to yard maintenance and snow removal. There will be no increase in their prices. JTB and Greener Grass will be asked to provide proposals for total lawn maintenance as well as time and materials only.

OLD BUSINESS

Jan reported that she contacted the golf course recently regarding the buildup of sand on the sidewalk south of the mailboxes. She was told the course maintenance crew would review the problem.

NEW BUSINESS

There was no new business.

ADJOURNED

The meeting was adjourned at 8:40 a.m. (Wall/Hardison; 5/0)

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____ (date)