

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
February 21, 2008**

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. Homeowner Fred Steffers, 4080 Greens Drive, was also present. Skip Wall was absent.

ARCHITECTURAL COMMITTEE

The issue of an oversize deck being added to 4190 Greens has been resolved. The footers have been moved to conform with plans approved by the Board. Daryl Grantz, 4155 Golf Club Drive, requested permission to replace the 2 picture windows in the master bedroom with double hung windows for ventilation purposes. Grantz' request was authorized as presented (Hardison/Knaub; 3/1/0; Grantz abstained, Wall absent)

MEMBERS OPEN FORUM

No comments.

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the January 10, 2008, Board meeting were approved as presented. (Gadd/Grantz; 4/0; Wall absent).

TREASURER'S REPORT AND APPROVAL

The January 2008 treasurer's report was approved as presented (Grantz/Gadd, 4/0; Wall absent). The painting reserve was estimated to be about \$30,000 by May which is insufficient to complete the painting cycle. Homeowners who are delinquent in HOA dues by 90 days will receive letters from Z&R.

The Independent Auditors' Report for 2007, completed by Waugh & Goodwin, LLP, was reviewed. The report stated that the financial statements present fairly, in all material respects, the financial position of The Island as of December 31, 2007. Included in comments was amounts accumulated in the replacement reserve fund, which totals \$85,362, may not be adequate to meet all future needs for major repairs and replacements. Two certificates of deposit, which total \$60,000, will mature on 2/7/08 and 3/19/08 respectively. The total cost of the audit was \$1,300.

The HOA 2007 tax return has been completed and submitted by Waugh & Goodwin, LLP.

MANAGEMENT COMPANY UPDATES

- (a) MTI Custom Landscapes submitted a \$20,116 quote to repair drainage problems. They will be invited to attend the March Board meeting to discuss the drain issue.
- (b) C M Robinson gave a bid of \$275 per house for paint prep. The proposal includes sealing the top piece of trim at the trim/siding joint with a paintable polyurethane sealant. The entire window will be sealed at the window/trim joints with a clear, paintable caulking. Other work will be billed at \$45 per hour plus materials. Z&R will get 2 more bids.
- (c) A 2008 quote from Van Gilder Insurance has been requested.

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- (d) Landscaping bids requested: JTB Landscaping, Inc.; Greener Grass; Unlimited Lawn Care; and Robertson.
- (e) Homeowners who experienced ice problems on their front porch had their gutters cleaned or repaired.
- (f) Homeowner at 6649 Showhorse Ct requested 2 weeks of on-street night parking because of house guests and carpet storage in the garage. Request was denied. The Board determined that, as a courtesy and dependent on circumstances and upon request by the homeowner, a maximum of 5 days of on-street parking could be allowed.

TOPICS OF GENERAL DISCUSSION

- 1. Stormwater Enterprise may be asked to give a presentation at the Annual Homeowners Meeting in October.
- 2. Insurance (see Management update)
- 3. Painting for 2008: The issue of when the 23 remaining houses would be painted was re-addressed. A January decision to paint all remaining houses in 2008 was rescinded due to the painting reserve estimated to be \$30,000 in May is insufficient to complete the project. The Board approved painting this summer the 10 houses built in 2002. The four houses built in 2003 and nine built in 2004 will be painted in 2009 (Grantz/Hardison; 4/0; Wall absent)
- 4. Yard maintenance:
 - (a) Drainage repair/path. Steve Samuels, manager of Robertson's Landscaping, reported on some options for repair of the path drainage issues. Historically there have been only 4 storms in 10 years that caused washout and flooding problems. The total cost for *repair* of all 4 events was \$3,500. To *fix* the problem, he estimates \$5 to 6,000 using water diversions every 20-30' from the top of the hill (Showhorse). The drainage issue behind 6628 Showhorse Ct and 4095 Greens Drive could be fixed with larger drains. He was asked to put his proposal in writing.
 - (b) Lawn Maintenance Contract: All landscaping proposals will be mailed to Skip Wall during his absence. A landscaper will be contracted in March.

OLD BUSINESS

Curbing: Richard Naughton was authorized in January to proceed with getting information from the City regarding altering the dip of curbs at driveways. Don Frederick and Mr. Naughton have gone to the City and will present a package to the Board in March

NEW BUSINESS

Broken sprinkler heads: There is concern regarding broken sprinkler heads resulting from snow removal. Robertson's will repair damaged sprinklers at no HOA cost when damage results from their employees.

ADJOURNED

The meeting was adjourned at 8:40 a.m. (Grantz/Hardison; 4/0; Wall absent)

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____ (date)