

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
March 13, 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. Skip Wall was absent.

ARCHITECTURAL COMMITTEE

At the February 21 HOA Board meeting, the homeowner at 4065 Golf Club Drive discussed the January 2, 2008, letter he received from Z&R regarding a satellite dish on the northwest corner of his roof, which is not in compliance with covenants (Article 4; Section 4.6). The homeowner commented that he would contact Direct TV for a remount to meet covenants. At the March 13 HOA Board meeting, the Board requested Z&R to review the homeowner's compliance.

MEMBERS OPEN FORUM

Homeowners Frederick and Naughton were not present to update the Board on research regarding altering driveway curbs.

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the February 21, 2008, Board meeting were approved as presented. (Gadd/Grantz; 4/0; Wall absent).

TREASURER'S REPORT AND APPROVAL

The February 2008 treasurer's report was approved as presented following a discussion and clarification of the purpose of the "Consolidated Reserve". (Hardison/Grantz: 4/0)

MANAGEMENT COMPANY UPDATES

- (a) MTI Custom Landscapes submitted a \$20,116 quote to repair drainage problems. The company declined our invitation to attend a 7 a.m. HOA Board meeting. The Board determined it will not include their quote unless a representative comes to a meeting.
- (b) Reconstruction Experts will attend the April HOA Board meeting to discuss their \$24,789 quote to repair drainage problems.
- (c) Linnea has received two quotes for total cost of caulking houses to be painted this year: one for \$870 and another from Robinson for \$1,950. She will request DeCarlo (the painter) for a caulking quote also.
- (d) Robertson will repair sprinkler heads with cost to be borne by either homeowner or landscaping crew who caused the damage. There is more damage this year because a front-end loader was used to remove snow.
- (e) VanGilder will not increase insurance rates from 2007.

TOPICS OF GENERAL DISCUSSION

1. **Overnight parking:** Homeowners at 4060 Greens and 6649 Showhorse Ct have been noted to violate overnight parking covenants and sent advisory letters by Linnea. The Board agreed that covenant interpretation regarding overnight parking of commercial vehicles

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would be to allow common use vehicles, used as commercial vehicle, to park on driveways. Upon approval of an acceptable reason for on-street overnight parking by a vehicle in compliance, Z&R was authorized to give up to 5 days. The homeowner at 4060 Greens will be called and notified in writing of the interpretation.

2. **Yard maintenance:** Due to the complexity of receiving and reviewing proposals from landscaping companies for complete yard maintenance for 2008, the Board decided to contract with Robertson again this year. (Knaub/Hardison; 4/0; Wall absent). The review of quotes will continue with an early 2009 decision regarding yard maintenance for 2009.

OLD BUSINESS

1. **2007 Audit:** The “Notes to Financial Statements” section of the audit report, Section C states: “. . . the Association has not conducted a reserve analysis to determine the remaining useful lives of the components of common property and current estimates of costs for major repairs and replacements that may be required in the future.”

The Association does not own any common property. We do not agree that there is any negligence on our part to be out of compliance. Linnea will request further comment from Waugh & Goodwin as to the reason for including that statement every year.

2. **Drainage:** (a) The Board will contract to have the drainage issue at 4145 Greens Drive corrected in April 2008. (b) The swampy area behind 4095 Greens might be corrected with a sump pump. Mike will discuss that possibility with Robertson.

NEW BUSINESS

ADJOURNED

The meeting was adjourned at 8:15 a.m. (Grantz/Hardison; 4/0; Wall absent)

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____ (date)