

**MINUTES OF THE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FOR  
THE ISLAND AT SPRINGS RANCH  
April 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, Robert Gadd, Daryl Grantz, and Jan Hardison as well as Z&R Property Management representative Linnea Mellinger. Skip Wall was absent. Homeowners Linda Simmons and Fred Steffers were present. Art Strong of Reconstruction Experts came later.

**ARCHITECTURAL COMMITTEE**

1. Bob & Linda Simmons, 4210 Greens Drive--request to install retractable awning over patio. The written request was approved as presented. (Hardison/Grantz; 4/0; Wall absent)
2. Susan Henley, 4175 Greens Drive—request to install temporary wheel chair ramp The verbal request was not acted upon. The homeowner will be advised to submit a written Architectural/Landscaping Request.
3. Michael & Karen McCraley, 6670 Showhorse Ct.—request to plant garden in natural area. The verbal request was not acted upon. The homeowner will be advised to submit a written request.

**MEMBERS OPEN FORUM**

1. Homeowner Linda Simmons encouraged the Board to consistently enforce covenants in The Island. When allowances outside the covenants are granted, Mrs. Simmons noted that historically neighborhoods are more likely to degenerate.
2. Homeowner Fred Steffers suggested that HOA Board minutes be posted on the bulletin board after approval in addition to being on the web site. He volunteered to write a summary of Board action as reflected in minutes to be published in the newsletter.

**APPROVAL OF PREVIOUS MEETING MINUTES**

Minutes of the March 13, 2008, Board meeting were approved as corrected. (Gadd/Grantz; 4/0; Wall absent). The correction was in #1 of Topics of General Discussion: “. . . interpretation regarding overnight parking would be to allow common use vehicles used as commercial vehicles to park on driveways.”

**TREASURER’S REPORT AND APPROVAL**

The March 2008 treasurer’s report was approved as presented (Hardison/Grantz: 4/0; Wall absent)

**MANAGEMENT COMPANY UPDATES**

- (a) Parking in streets: due to issues of overnight parking on the streets in violation of covenants, Linnea gave the Board information regarding some interpretations and issues that are involved in reconciling problems. A letter had been written to a homeowner clarifying parking violations and interpretation. Another homeowner had written to Z&R about improper parking by some homeowners to include parking with wheels on the grass
- (b) Satellite dish: there has been no communication from the homeowner with a satellite dish mounted in violation of covenants. Z&R will send a registered letter to the homeowner advising them to have the dish moved within 30 days or we will have it moved at his expense. He will be invited to the May meeting to discuss his plan to be in compliance.
- (c) Skylight leak: The skylight at 4170 Greens was installed by Campbell, the builder. Leaking was fixed twice in 2007. The homeowner has requested that the HOA pay for a new skylight. A motion that homeowners are responsible for all skylights did not pass. (Knaub/Gadd; 2/2 with Grantz & Hardison voting no; Wall absent). A second motion that original construction skylights should be covered by the HOA died without a vote. Board members were asked to discuss viewpoints via e-mail. Daryl will talk

Minutes of The Island at Springs Ranch Board Meeting of April 10, 2008

with McWilliams, the roofer who gave this quote to replace the skylight, regarding other options besides replacing the skylight. If McWilliams says there are no other options, Z&R will ask for a 2<sup>nd</sup> quote.

- (d) Hensley insurance claim: A sewage backup in October 2007 at Susan Henley’s home at 4215 Greens Drive resulted in a cost of \$7,890. The 1<sup>st</sup> party insurance carrier State Farm paid the homeowner and has subrogated reimbursement by the HOA insurance Travelers. The issue is still unresolved.
- (e) Art Strong of Reconstruction Experts attended the Board meeting to discuss their \$24,789 quote to repair drainage problems. He stated that the HOA would need a civil engineer’s review of their plan at a cost of about \$5,000 in addition to their quote.
- (f) Linnea has received quotes for total cost of caulking 10 houses to be painted this year: Hammerhead for \$870; Houdini for \$1,380; Robinson for \$1,950; and DeCarlo (the painter) for \$2,000. The Board approved DeCarlo for the painting (Knaub/Grantz; 4/0; Wall absent). Hammerhead will be asked to quote trim repair/replacement along with the caulking.
- (g) Web site: corrections for the web site include the 2008 dues structure; adding newsletters, minutes, and monthly financials.

**TOPICS OF GENERAL DISCUSSION**

- 1. **Commercial vehicle definition**: Board members were asked to research options for interpreting the covenants regarding commercial vehicles. Discussion will continue in May.
- 2. **Audit**: Ken Waugh of Waugh & Goodwin, LLP, will contact Mike regarding the common property referred to in the audit.
- 3. **Master Association documentation**: Per contract, several documents are required to be provided by the master association to each participating association each year. Several documents were provided but all the required documents were not included. Linnea will ask for all documents.
- 4. **Yard maintenance: necrotic ring spots** Robertson has identified 6 yards that are infected with necrotic rings. They have been treated but will require treatment annually. **Sprinkler head replacement**: Robertson will begin repairing sprinkler heads in mid-April.

**OLD BUSINESS**

**NEW BUSINESS**

- 1. **Newsletter**: Cristl will put a newsletter together this month. The Board was asked to provide information.
- 2. **Roofs**: It was brought to the Board’s attention that resident children and guests have been observed running on the roof of their house and climbing on trees that are too immature to support them. A letter will be sent to the homeowner advising them of the dangers and responsibilities.
- 3. **Flags**: Mike was authorized to order new flags. (Grants/Gadd; 4/0; Wall absent)

**ADJOURNED** at 9:15 a.m. (Grantz/Hardison; 4/0; Wall absent)

Submitted by:

Jan Hardison  
Secretary, The Island HOA

Approved: \_\_\_\_\_ (date)