

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
May 8, 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, Skip Wall, and Jan Hardison as well as Z&R Property Management representative Linnea Mellinger. Homeowners Fred Steffers, Don Frederick, Earl Rook, Tom & Carol Boven, and Richard Naughton were present.

ARCHITECTURAL COMMITTEE

1. Tom and Carol Boven, 6728 Showhorse Ct, requested to coat their driveway and front porch with Olympic "Patio Tones" acrylic coating and concrete restorer to cover the discoloration and flaking resulting from salt being applied to help in thawing ice. Their request was approved as presented(Grantz/Wall; 5/0)
2. The homeowner at 4065 Golf Club Drive has taken no action to change the location of his satellite dish mounted on the roof of his house in violation of covenants. A hearing will be scheduled for the July Board meeting at 7 a.m. All homeowners who are known to have dishes in violation of covenants will be invited to the hearing which will address all similar violations.
3. Don Fredericks and Richard Naughton gave an update on the modification of driveways. The city has not taken final action to approve the request at this time. The only quote to date is from Rocky Mountain Concrete: \$1300 for a 2-car garage and \$2000 for a 3-car garage. More quotes were requested by the Board.

MEMBERS OPEN FORUM

Earl Rook, 4025 Golf Club Drive, requested that homeowners along The Island perimeters not discard pet scat over the fence on to the golf course property. He voluntarily picks up trash along the fence.

Don Fredericks commented on the community meeting regarding the rezoning of land across from CarMax to allow Phil Long to put a used car lot there. Management at CarMax has been cooperative in adjusting flood lights in response to homeowner concerns of flood lights directed toward houses. A committee will meet with Phil Long management to discuss homeowner issues with their plans and affects on our property and comfort. The committee will be Don Fredericks, Richard Naughton, Skip Wall, Mike Knaub, and Bob Gadd.

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the April 10, 2008, Board meeting were approved as presented. (Grantz/Hardison; 5/0).

TREASURER'S REPORT AND APPROVAL

The April 2008 treasurer's report was approved as presented (Hardison/Wall: 5/0)

MANAGEMENT COMPANY UPDATES

- (a) Letters were sent to homeowners in violation of covenants: tethered dogs, satellite dish on the roof of the house, homeowner dependents on the roof and in the trees, vehicles parked on the street within the Island overnight without permission.
- (b) The skylight at 4170 Greens cracked and needs to be replaced. The Board approved it as an HOA expense. (Grantz, Hardison; 4/0/1 Knaub abstained because he has a skylight and felt it was a conflict of interest for him to vote)

Minutes of The Island at Springs Ranch Board Meeting of May 8, 2008

- (c) Because there is very limited need for trim repair prior to painting, the Board decided to not repair trim this year. Hammerhead has been contracted to do needed caulking for 10 homes for \$870. DeCarlo will begin painting in June.
- (d) Flaking driveway (see #1 under Architectural Committee)
- (e) Garbage price increase: Best Way notified us that there will be an increase of \$1.15 per house per month. This is the first increase in a few years.
- (f) Overnight parking: a decision has not been reached as to a definition for The Island. When cars are parked for extended periods just south of the mailboxes, Linnea suggested that homeowners report it to the city.

TOPICS OF GENERAL DISCUSSION

1. **Commercial vehicle definition:** Discussion will continue in June. Linnea will get a copy of Hillsboro's definition.
2. **Yard maintenance:**
 - (a) drainage repair/path proposals: The Board accepted Robinsons quote for fixing drainage issues at 4145 Greens Drive, 4095 Greens Drive, and 6628 Golf Club Drive. (Grantz/Hardison; 5/0)
 - (b) updates: sprinkler repair has been started.
3. The pelican yard statuary which is missing from a homeowner's yard has not been recovered.
4. Car dealer lighting: (see paragraph 2 under Members Open Forum)
5. Zoning change meeting (see paragraph 2 under Members Open Forum)
6. Roster: Mike will e-mail new homeowner rosters to Board members.
7. The newsletter will come out in May. Board members will contribute articles on covenants, landscaping, yard maintenance, proposed driveway alterations, and the house painting schedule.

OLD BUSINESS

NEW BUSINESS

- (a) Fence repair along golf course: Management will request of the master organization to repair fences in June.
- (b) We will ask Steve Samuels what mixture of replacing bushes he will use this year.
- (c) Invisible fences for pet control are OK if approved by the Board.
- (d) A homeowner has requested to put up a basketball hoop for his children. Mike advised him that it would have to be put in the garage every night. If there were variation to that, the homeowner would have to make a request of the architectural committee for approval. It is in violation of covenants to have the hoop on the sidewalk or visible beside the house or driveway.
- (e) The boat on the driveway at 4005 Golf Club Drive is in violation of covenants. The homeowner has been advised. They have contacted Linnea with an explanation stating that the boat would be sold and removed the first weekend of May.
- (f) Linnea has reported cracks in the street to the city.

ADJOURNED at 9:30 a.m. (Grantz/Gadd; 5/0)

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____ (date)