

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
July 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, Skip Wall, and Jan Hardison as well as Z&R Property Management representative Linnea Mellinger. Board member Daryl Grantz was absent. Homeowners Fred Steffers, Don Frederick, and Bill Sanderman were present.

ARCHITECTURAL COMMITTEE

1. Bill Sanderman, 4155 Greens Drive, presented a written request to add a deck to his home, which would be similar to the one recently installed at 4165 Greens Drive. His request is for the deck to extend 10' + 2' for the bay window even though the window does not extend over the deck space. He will not use TREX as approved by the Board for 4165 Greens. His request was approved as presented. (Gadd/Wall; 4/0 Grantz absent)
2. Don Frederick gave an update on the modification of driveways: 10 completed, 14 more scheduled. A final sign-up date of July 24 will be posted.
3. Don Frederick commented on the storm drain from The Island to Sand Creek. Brian Kelly of the City confirmed that the city will extend the underdrain near to the creek at city expense.
4. The plan to resolve the drainage issue behind 4145 Greens and perhaps behind 4095 Greens is to include a 24" deep rock swale in a waterproof-lined ditch from behind the house to the street.

MEMBERS OPEN FORUM

No discussion.

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the June 12, 2008, Board meeting were approved as presented. (Gadd/Wall; 4/0 Grantz absent). The regular Board meeting minutes will be posted on the bulletin board as well as on the web site as a routine matter. Minutes of the June 12, 2008, Executive Session Board meeting were approved as presented. (Gadd/Wall; 4/0 Grantz absent).

TREASURER'S REPORT AND APPROVAL

Treasurer Gadd suggested that the roof repair expense of \$1,096 be taken from the roofs contingency. The June 2008 treasurer's report was then approved as presented (Hardison/Wall: 4/0, Grantz absent))

MANAGEMENT COMPANY UPDATES

- (a) A homeowner has not responded to repeated communication from Z&R regarding a roof-mounted TV antenna. If the homeowner does not take action to be in compliance with covenants by July 13, the antenna will be removed by Board authorization at homeowner expense.
- (b) The caulk & paint project is complete except for touch-up issues with shades of paint variances.
- (c) The process of adding definitions to covenants will be addressed in August.

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

TOPICS OF GENERAL DISCUSSION

1. **Commercial vehicle definition:** The Board-adopted definition of a commercial vehicle for By-Law Section VII.9 needs to be added to the By-Laws. The process will be discussed in August.
2. **Yard maintenance:**
 - (a) drainage & path repair project has not been started yet.
 - (b) replacing trees & bushes & sod is complete;
 - (c) homeowner at 6658 Showhorse Ct has requested the removal of an aspen tree in front of her house which blocks the view
 - (d) homeowners who cause landscaping issues with changes are to be billed separately for maintenance that the change creates.

OLD BUSINESS

There are 2 city meetings on July 18 concerning issues relevant to The Island. One is the zoning change before the Planning Commission which Don Frederick will attend. The second is a Community Action Team meeting at the Stetson Hills Police Station.

By practice, the HOA board will not take action for 72 hours if a vehicle is parked overnight on the street with permission. The city allows 24 hours.

Board members up for re-election at the next Homeowners Annual Meeting are Mike Knaub and Daryl Grantz. The date of the meeting will be finalized at the August Board meeting.

NEW BUSINESS

No discussion.

ADJOURNED at 8:38 a.m. (Hardison/Gadd; 4/0 Grantz absent).

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____