

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
August 14, 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, Daryl Grantz, and Jan Hardison as well as Z&R Property Management representative Linnea Mellinger. Homeowners Fred Steffers and Don Frederick were present.

ARCHITECTURAL COMMITTEE

1. James Hallenbeck & Barbara Knox, 4095 Golf Club, submitted a written request to have a deck built. Based on the drawings, there was discussion whether or not the structure would be attached to the house. Approval as presented was given by the Board based on a City permit and passed inspection (Grantz, Wall; 5/0)
2. Don Frederick gave a final report on the modification of driveways: 31 homeowners participated. The project is completed after the driveway modifications are power washed this week. The Board thanked Don for coordinating this project; Don confirmed that in the future he will not coordinate driveway modifications for homeowners who want driveways altered.

MEMBERS OPEN FORUM

A concern about speeding in The Island was voiced. Homeowners are advised to obey the speed limit (25 MPH) and to be responsible for family members and guests who drive in this area. Bob Gadd will address the issue at the Citizens Advisory Committee and reminder notices will be posted on the bulletin board and included in the next newsletter.

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the July 10, 2008, Board meeting were approved as corrected (Grantz/Wall; 5/0). The correction was in paragraph 2 of Old Business. The first sentence should read “. . . parked overnight on the street with permission. . . “

TREASURER'S REPORT AND APPROVAL

The July 2008 treasurer's report was approved as presented (Hardison/Grantz: 5/0t)

MANAGEMENT COMPANY UPDATES

Linnea reported that four TV dishes have been relocated.

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. Item c was modified to read “Utility/Service vehicles” (Grantz/Hardison; 5/0). Resolution 07-08 Rule Regarding Commercial Vehicle was approved and will be included in the annual meeting packet for homeowners (Hardison/Wall; 5/0)
2. **Yard maintenance:**
 - (a) Skip reported that lawn watering continues to be 4 times a week and will be reduced when temperatures during the day are lower. Natural areas are watered weekly until September and then every 5 weeks until water is shut off
 - (b) Water control swales will be started in October when the project will not interfere with lawn watering.
3. **Diverting water from rear to front of houses:**

Minutes of The Island at Springs Ranch Board Meeting of August 14, 2008

Don Frederick suggested that water from rain spouts be diverted from houses on the hill toward the road in front of each house to lower excess water for houses on the downhill side. The Board authorized Don to do the work with expenses paid by the HOA (Gadd/Wall; 5/0). Letters from Z&R will be delivered by Don to each home where the rain drains will be affected.

4. Hasling's Dish Antenna:

John & Arlene Hasling, 4270 Greens Drive, had an unused TV dish removed from their roof which was there when they purchased the property. The HOA reimbursed them for the expense.

5 Zoning Meeting:

Don Frederick reported on the July 17 meeting with the City Zoning Commission. He voiced support for the Phil Long project to be built on Tutt based on the car company's compliance with many of The Island homeowner issues. The project was approved by a vote of 5 to 3. Some of the issues that Phil Long agreed to are not to unload trucks on Tutt, to use low-level lights which project in a direction away from The Island, and to use parking behind the building for employees. Don was thanked for being proactive with Phil Long for the benefit of Island homeowners.

6. Annual Meeting – Set date:

The HOA annual meeting was set for Monday, November 24, at 6:30 p.m. at the Stetson Hills Police Station Community Room. A notice will be posted on the bulletin board as well as included in the newsletter. The Board agreed to set the 2009 annual meeting during the 3rd week of October. Linnea will reserve the Community Room.

OLD BUSINESS

The homeowner at 4220 Greens Drive was authorized to have the back door steps rebuilt according to the original written request which was submitted and approved some time ago but the project was not completed at that time.

Don Frederick reported that the City has completed under-drain pipes all the way to Sand Creek just north of the bridge. This should further ensure that basement flooding is less likely from backed-up drains.

NEW BUSINESS

Skip will talk with a homeowner about weeds in flower pots at their back door.

Daryl suggested that the Board consider xeroscape landscaping in the future. As yards mature, the water requirements and costs increase. He will submit information to be included in the newsletter and the topic will be included at the annual meeting.

ADJOURNED at 8:55 a.m. (Hardison/Gadd; 5/0).

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____