

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
September 11, 2008**

The meeting was called to order at 7:06 a.m. at the home of Vice President Skip Wall. Board members present: Skip Wall, Robert Gadd, Daryl Grantz, and Jan Hardison as well as Z&R Property Management representative Linnea Mellinger. Mike Knaub, Board member, was absent. Homeowners present were Doris Birch of 4125 Golf Club and Kingdon & Barbara Parsons of 6648 Showhorse Ct

ARCHITECTURAL COMMITTEE

No business.

MEMBERS OPEN FORUM

The Parsons inquired about the timing for the repair of the drainage problem involving the path behind their house. They asked to review the plan before the work is done because of the possible affects to their house. They were advised that priority of fixing drainage issues in The Island is (1) behind 4145 Greens, (2) behind 4095 Greens, and (3) behind 4020 Golf Club. The Parsons will meet with Steve Samuels and Skip regarding the project.

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the August 14, 2008, Board meeting were approved as presented (Gadd/Grantz; 4/0 Knaub absent).

TREASURER'S REPORT AND APPROVAL

The August 2008 treasurer's report was approved as presented (Hardison/Grantz: 4/0 Knaub absent) Bob Gadd commented that nothing was put in the reserve funds in August; available funds were used for paying bills. The positive balance in the water expense fund resulted from the City's reimbursement of \$5,600 due to an overcharge. The negative balance in expenses was largely due to \$10,000 for replacing sod.

MANAGEMENT COMPANY UPDATES

Management Company Fee Increase: Linnea reported that Z&R has increased their contract with The Island by \$2 per house per month for 2009 bringing the monthly fee to \$1,596.

Miscellaneous homeowner concerns: Some homeowners have expressed concern with the pruning of the trees and bushes. Trees were trimmed to protect paint and gutters. A request to replace back steps at HOA expense was denied. A request to extend a deck with a written application will be considered when presented. Requests for gutter replacement at HOA expense were denied but clearing gutters will be done when leaves are no longer falling.

Street repair: The City has responded to telephoned concerns regarding cracks in the pavement that the repairs will be done this fall. Homeowners will be encouraged via bulletin board notices to call the City to get more attention to the deteriorating pavement conditions on Golf Club Drive.

Newsletter: The quarterly newsletter was mailed to all homeowners the 2nd week of August.

Minutes of The Island at Springs Ranch Board Meeting of September 11, 2008

TOPICS OF GENERAL DISCUSSION

1. 2009 Annual Budget: The first draft of a proposed budget for next year was reviewed. The proposed budget will be finalized at the October meeting in preparation for the November 24 Homeowners Annual Meeting.
2. Yard Maintenance: Mowing has been reduced to bi-weekly and soon it will be reduced to every 3rd week. After the leaves have fallen, the yards will be cleaned including window wells. Water will be cut off and lines blown out at that time.
3. Diverting Water From Rear to Front of Houses: Don Frederick, 6739 Showhorse Ct, and Bob Ray, 6749 Showhorse Ct, volunteered to do the project at a cost to the HOA of \$90 for materials. The project had been approved to help control water running off roofs at higher elevations in The Island and adding to drainage issues of houses at lower levels.
4. Zeriscape: No plans or reports of options were discussed.

OLD BUSINESS

Path Work: The Board selected Robertsons from 3 bidders to complete the repair of drainage issues. (Grants/Hardison; 4/0 Knaub absent) Robertson's bid was approximately \$20,000. The other 2 bids were \$25,000 and \$30-\$35,000. The work will be started in October.

NEW BUSINESS

Annual Meeting: The 2008 Annual Homeowners Meeting will be Monday, November 24, at 6:30 p.m. at the Stetson Hills Police Station Community Room. Incumbents will be running again: Mike Knaub and Darryl Grantz.

ADJOURNED at 8:10 a.m. (Hardison/Gadd; 4/0 Knaub absent).

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____