

**MINUTES OF THE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FOR  
THE ISLAND AT SPRINGS RANCH  
December 13, 2008**

The meeting was called to order at 7:06 a.m. at the home of Secretary Jan Hardison by President Daryl Grantz. Other Board members present: Bob Gadd, Greg Broeckelman, and Bob Simmons, as well as Z&R Property Management representative Linnea Mellinger. Dan Mulvey, Chris Lane, and Bryan Welding from JTB Landscaping were also present.

**JTB LANDSCAPING PRESENTATION**

The Board heard a presentation from Dan Mulvey, owner of JTB Landscaping, on a yard and landscaping program. They have been in operation since 1995 and presently have 25 employees. Their main focus is maintaining landscaping to save water. Initial cost if selected as the landscaper would include a 'fertigation system' which is buried tanks at the 3 locations of water meters and systems in The Island which have the capability of distributing fertilizer, critter control, insecticide, etc. along with watering. JTB's contract price stated cost per home is approximately \$400 per unit which does not include repairs. He offered Cypress Ridge as a reference.

Bryan Welding commented that his landscaping design is done in-house at no additional cost. He is a certified designer employed by JTB and specializes in xeriscape.

Chris Lane would be the maintenance manager and principal contact if JTB is contracted for landscaping

**ARCHITECTURAL COMMITTEE**

**MEMBERS OPEN FORUM**

**APPROVAL OF PREVIOUS MEETING MINUTES**

Minutes of the November 13, 2008, Board meeting were approved as corrected. (Simmons/Broeckelman; 5/0)  
The correction was to remove Skip's name incorrectly placed in paragraph one.

Minutes of the Annual Meeting on November 24, 2008, were accepted subject to approval by Island residents at the 2009 annual meeting.

Minutes of the Board's Officer Election meeting on November 24, 2008, were approved as presented (Broeckelman/Simmons; 5/0).

**TREASURER'S REPORT AND APPROVAL**

The November 2008 treasurer's report was discussed. The report was approved as presented. (Hardison/Simmons; 5/0). There was discussion regarding the November charges for sprinkler repair of \$3,560. Greg will check with Robertsons for clarification. The 3 major over budget expenses YTD are (1) landscaping which is over budget by \$18,520 and (2) sprinkler repair which is over budget by \$5,691 and (3) water which is over budget by \$6,545 resulting in a \$26,654 negative gross margin for the month. Reserves have been underfunded by \$25,000 because of over budget costs.

**MANAGEMENT COMPANY UPDATES**

1. Bestway and recycling: Linnea reported that some residents have expressed a desire to have a recycling program in The Island. Bestway will accommodate the request but at an additional \$5 per unit cost to our

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present monthly contract. The Island will not begin a recycling program. If 10% of the residents want to participate, Bestway will do a modified program but the accounting has to be done by Z&R. The Island will not participate in that program either. Information will be in the newsletter and posted on the bulletin board.

2. Pruning: Linnea suggested that an option to using the contracted landscapers for pruning, that we consider using tree maintenance specialists.

**TOPICS OF GENERAL DISCUSSION**

1. Annual Meeting re-cap: There were 51 units represented at the November 24 annual meeting.
2. Water bill: Bob Gadd will check on the water bill issues.
3. Yard maintenance: Phase III was not done last fall when phases I and II were. The drainage issue affects 6618 and 6628 Showhorse primarily. In addition, path water diverters are still needed.

**OLD BUSINESS**

Warning/Information notices will be given to all Board members to issue as a tool to help monitor overnight parking on streets. Motor homes are limited to 24 hours on city streets by City law.

**NEW BUSINESS**

As recognition for many years of service to the HOA of The Island, gift cards of \$50 will be purchased from HOA funds and given to Mike Knaub and Skip Wall. (Gadd/Broeckelman; 5/0).

**NEXT MEETINGS**

The next regular meeting will be **January 8** at 7 a.m. at 4075 Greens Drive. Robertson will be asked to be present to answer questions and present their landscaping program to be reviewed.

Friday, **January 9**, at 7 a.m. at 4075 Greens Drive, Greener Grass and Top of the Peak landscaping companies will be asked to present their programs for the Board's information.

**ADJOURNED** at 9:09 a.m. (Broeckelman/Gadd; 5/0).

Submitted by:

Jan Hardison  
Secretary, The Island HOA

Approved: \_\_\_\_\_