

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
June 12, 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, Gail Curtis, Cindy Foster, Kingdon & Barbara Parsons, and Richard Naughton were present.

ARCHITECTURAL COMMITTEE

1. The homeowners at 4065 Golf Club Drive, 4165 Golf Club Drive, and 4055 Greens Drive will be reimbursed up to \$100 to relocate their satellite dish off their roofs (Gadd/Hardison; 4/1 Grantz voting no). Homeowners are responsible for any roof damage and relocation must take place within 30 days of notification.
2. Don Fredericks and Richard Naughton gave an update on the modification of driveways. Specs from Phoenix Construction were approved as presented (Gadd/Grantz; 5/0). Phoenix Construction will begin the work on June 23. Construction will require that water be turned off for 4 days per driveway. Homeowners must pay the total price at the end of construction: \$1,325 for a 2-car garage and \$1,625 for a 3-car garage. Don Frederick will coordinate the project. Cindy Foster, 4170 Golf Club, requested additional bids be allowed. She agreed to coordinate any homeowners who would choose to work with her. She agreed to give a bid to Don Frederick by June 13 in order to be considered. Parking on the street will be waived for the period of driveway alteration (Knaub/Gadd; 5/0). It was commented again that neither the HOA Board nor Don Frederick nor Richard Naughton are responsible for any damages.

MEMBERS OPEN FORUM

The homeowner at 6648 Showhorse Ct. commented that water drainage behind their house is resulting in pooling near the foundation of their home and threatens their basement with flooding. If the water draining deficiency behind 4020 Golf Club and 6628 Showhorse Ct is rechanneled to add more water near their home, it is unacceptable. They suggested that water be channeled from the drain to the street.

The homeowner at 4145 Greens Drive reported continuing water drainage problems. They are experiencing seepage coming through their basement floor as well as catastrophic flooding from houses on the hill behind his house. He questioned the overwatering of landscaping. It was suggested that a sump pump might help alleviate his basement seepage issue.

The homeowner at 4175 Greens Drive will have a temporary handicap ramp constructed for use between June 24 and July 8.

Jim Hollenbeck and Barbara Knox will be moving into the neighborhood at 4095 Golf Club.

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the May 8, 2008, Board meeting were approved as presented. (Grantz/Wall; 5/0).

TREASURER'S REPORT AND APPROVAL

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

MANAGEMENT COMPANY UPDATES

- (a) Covenant violation letters were sent to homeowners regarding boat parking on driveway, basketball hoop stored outside the garage, satellite dish location, tethered dogs and tree damage, and decorative trim stain.
- (b) Caulk & paint schedules are in process or completed. Caulking is complete and painting will be complete the week of June 12.
- (c) Roof repairs from wind damage are considered on an individual basis. 6648 Showhorse Ct recently sustained damage and will be repaired.

TOPICS OF GENERAL DISCUSSION

- 1. **Call for general membership meeting:** A homeowner has requested a general meeting of all homeowners to discuss covenant violations and lack of enforcement. It was noted that 19 homeowners must request a special meeting.
- 2. **Commercial vehicle definition:** The Board adopted (Grantz;Gadd; 5/0) a definition of a commercial vehicle for By-Law Section VII.9. It will be voted on as a by-law change in July.
A vehicle with any of the following characteristics:
 - a. A rack for ladders or other equipment used in construction;
 - b. Commercial equipment mounted on a loading platform;
 - c. Utility company vehicles;
 - d. All-terrain vehicles;
 - e. Any vehicle over 10,000 lbs and over 21' long;
 - f. Any vehicle which does not fit wholly within a garage, carport, or designated parking space;
 - g. A sign alone on a vehicle does not make it commercialThe Board of Directors, in its sole discretion, shall have the authority to determine whether or not a vehicle is deemed to be a recreational or commercial vehicle.
- 3. **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) Priority order for landscaping problems are (1) replace trees & bushes & sod;
 - (c) Zoning change: the holding pond has been addressed by Phil Long; The Island drainage problem has been recognized by the City. Repair and adjustment will continue to be addressed.
 - (d) The Newsletter came out in October.
 - (e) Insurance rates have increased because of oversight of including 2 addresses. Linda Engel from Van Gilder Insurance reported that the increase has been spread over 2 years for payment: \$21,000,000 total in 2008 and \$24,000,000 total in 2009
 - (f) The October annual meeting date will be set in July; the budget will be discussed at the September Board meeting.

OLD BUSINESS

NEW BUSINESS

The Board's power to enforce Association documents was discussed.

ADJOURNED at 9:30 a.m. (Grantz/Gadd; 5/0) and followed by an Executive Session.

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____ (date)