

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
January 8, 2009**

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 and Greg Broeckelman well as Z&R Property Management representative Linnea Mellinger. Bob Simmons was absent. Steve Samuels from Robertson's Landscaping was also present.

ROBERTSONS LANDSCAPING PRESENTATION

The Board heard a presentation from Steve Samuels, General Manager of Robertson's Landscaping, on a yard and landscaping program. Robertson's has been contracted as the landscaper since The Island was built in 1998. Company employees range from 50 in the winter to 110 in the summer; 2 certified arborists are on staff. They charge about \$15/unit/week to mow. They sharpen mower blades daily. Steve shared an expense comparison between 2007 and 2008 for The Island with Robertson's which reflected an increase from \$86,273.81 in 2007 to \$111,094.70 in 2008. The biggest causes of the increase are the 10K sq yds (approx) of sod and drainage correction issues. He estimates \$10K more to complete the repair of drainage issues. Robertson's will provide a similar cost comparison for the past 5 years for a more realistic estimate for 2009.

ARCHITECTURAL COMMITTEE

MEMBERS OPEN FORUM

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the December 11, 2008, Board meeting were approved as corrected. (Gadd/Broeckelman; 4/0; Simmons absent) The corrections were the date of meeting, spelling of xeriscape, addition of 'approximate' to JTB's contract price and under Management Company Updates #2 to change the first 'that' to 'as'.

TREASURER'S REPORT AND APPROVAL

The December 2008 treasurer's report was discussed and approved as presented. (Hardison/ Broeckelman; 4/0; Simmons absent). Bob Gadd reviewed the financial standing of the HOA at year's end as being over budget by +/- \$61,100. About \$25,000 was used for paying expenses rather than adding to reserves which left the reserve balances below budget. The necessity of reducing the '08 water expense of \$52,511 in '09 was discussed.

MANAGEMENT COMPANY UPDATES

1. House Painting: Linnea will talk with DeCarlo about splitting the remaining houses to be painted between 2009 and 2010 at the same price as all the other houses. She will get paint trim estimates.
2. Web site: Linnea asked for clarification regarding how many months of Board minutes should be on the active web site. It was agreed to have 2 months only with the remainder archived.
3. Street cracks: The City did basic repair of street cracks within The Island. Linnea will address the need for additional crack filling and tar with the City.
4. Trash pickup: BestWay changed their route at the first of the year. The Island residents were advised to put their trash out by 10:30 a.m. on Fridays for pickup after 11 a.m.
5. Overnight street parking: Linnea checked for illegal street parking on January 8. There were no violators. Some Board members were given parking warning stickers to use as needed.

Minutes of The Island at Springs Ranch Board Meeting of January 8, 2009

TOPICS OF GENERAL DISCUSSION

1. Water bill: Bob Gadd commented on the need to reduce water usage in '09. It was agreed that yards looked very alive and green in '08 but at a price. Time of day and length of time for watering will be monitored with the landscaper.
2. Robertson's bill: The coding for expenses on the bill from Robertson's was incorrect. Linnea will code for consistency.
3. Yard Maintenance Contract: Robertson's: See above.

OLD BUSINESS

Board members signed the gift cards purchased for Mike Knaub and Skip Wall as a 'thank you' for their years of service to the HOA.

NEW BUSINESS

BestWay's December bill showed a \$35 increase. Linnea will check into it.

NEXT MEETING

Friday, **January 9**, at 7 a.m. at 4075 Greens Drive, Top of the Peak landscaping company's presentation

ADJOURNED at 8:56 a.m. (Hardison/Gadd; 4/0; Simmons absent).

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____