

THE ISLAND AT SPRINGS RANCH  
HOMEOWNERS ASSOCIATION ANNUAL MEETING

Minutes for October 21, 2020

The meeting was called to order at 6:05 p.m. on Zoom by President Clare Sumner. Other Board members present were Bob Gadd, Scott Bruce, Bill Heldt and Clay Woodman. Linnea Mellinger and Jerry Huscher, Z&R Property Management were also present.

**CALL TO ORDER**

1. Roll Call  
Linnea Mellinger, Z&R property manager counted 31 Homeowners checked in on Zoom.
2. Proof of Waiver of Notice  
The HOA by-laws state that a quorum is 10% of households. Linnea announced that a quorum of 31 residents was present.
3. October 23, 2019 Annual Meeting Minutes  
Minutes of the October 23, 2019 annual meeting were approved by mail-in ballot (58/0) without change.

**A. REPORTS**

1. President's and Landscaping Report, Clare Sumner.
  - a. We trimmed/removed several trees this year with several more slated for the end of October 2020. Our ageing irrigation system required much attention this Summer to include the replacement of all 3 master pressure valves. This system will continue to require increased expenditures. The 2020 house painting began last week.
  - b. We were able to comply with the Colorado Springs Utilities mandated watering limits this Summer without too much stress to our lawns. We also put down a chemical polymer which helped bond the water to the roots of the grass. We intend to do two (2) of these treatments next Summer.
  - c. Gutters will be cleaned two (2) times a year with the first cleanout scheduled after the completion of the 2020 house painting. We have hired All Year Gutter as the new contractor for gutter cleaning. Island residents are reminded to report gutter problems to Jerry at Z&R.
  - d. The Island sprinkler system will be blown out for the season later this week.
  - e. Upcoming we will conduct two (2) Fall leaf clean-ups. One between Halloween and Thanksgiving and the second between Thanksgiving and Christmas.
  - f. In answer to a homeowner's question, the Board hopes to put money towards improving the remaining 7 corner flower beds next year.
2. Financial Report by Treasurer Bob Gadd.
  - a. Bob reported that there will be an increase in dues of \$35 for 2021 from \$275 to \$310. The increase is primarily due to a 25% increase in our insurance renewal.
  - b. 2020 Budget Review – The budget is \$3147 over for the year, but reserves are fully funded. By the end of the year we should be able to reduce the deficit to near zero.
  - c. 2020 Budget Ratification – The 2021 budget was ratified by mail-in ballot (47/11).

**B. NEW BUSINESS**

Board positions for Scott Bruce and Bill Heldt expire this year. They have volunteered to run again. Rita Steinhauer also volunteered to run. By mail-in ballot: Scott Bruce (40) and Bill Heldt (43) were re-elected. Rita received 27 votes and Terry Meikle received 2 write in votes.

**C. ANNOUNCEMENTS**

1. Rita Steinhauer announced that The Island Cookie Exchange and the Island Christmas Dinner will not be held this year due to Covid restrictions.
2. Jan Hardison (4075 Golf Club Drive) announced that the Christmas charity this year for The Island will be Angels of America’s Fallen. This organization provides sports, music and art activities for the children of “fallen friends” of all branches of the military as well as first responders.
3. Bill Heldt reported that he is the Boards/Islands point of contact with Classic Homes for the Greenways at Springs Ranch Project and with The City Parks Department for the Coleman Park Project. The Greenways Project is currently undergoing review with the City Planning and Community Development Department and will then move on to the City Council for final approval of Filings #1and #2. Classic anticipates beginning infrastructure improvements late this year or early next year with the first homes being built next Spring/Summer. The Parks Department has received funding to begin planning the redevelopment of Coleman Park and has some funding available to begin work once a firm plan is in place. Bill will keep us informed of the ongoing process with both projects. You can also follow on our own by logging onto: coloradosprings.gov, select Planning and Development, select Projects and type in greenways as the project name.
4. We bid Linnea Mellinger thanks and Godspeed as she retires as our property manager with Z&R and we welcomed Jerry Huscher as our new property manager with Z&R.

**D. ADJOURNMENT**

President Clare Sumner hearing no objections, adjourned the meeting at 6:52 p.m.

Submitted by: Scott Bruce  
Secretary, HOA Board  
The Island

Approval date: \_\_\_\_\_10/26/2020\_\_\_\_\_