

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
January 12, 2021**

The meeting began at 8:01AM at Clare Sumner's home, 4055 Golf Club Drive. Other Board Members present were Scott Bruce, Bob Gadd, Bill Heldt and Rita Steinhauer. Jerry Huscher (Z&R) was also present.

HOMEOWNERS FORUM/ACC REQUEST

Tom and Cynthia Scriven, 4140 Greens Drive, request approval to construct a temporary small dog run within the 10 foot section at the rear of the house. This type of dog run is allowed under Section 4.8 of the Island Covenants. Approved 4/1.

Ron and Nancy Ruiz, 6768 Showhorse Drive, submitted email approval to install window well coverings. Approved 5/0, if they submit an Architectural Form showing that they match the other approved window well coverings in the Island as to color and style. They also requested email approval to cover their patio furniture with tarps. Approved 5/0, if the tarp is a subdued color (i.e., tan, brown, black, gray) and securely fastened so as not to blow away. They also wish to install a security screen door in the front and rear. Approved 5/0 if they submit an Architectural Form with pictures of the proposed doors with the understanding that doors must be white in color and are the maintenance responsibility of the owner. An example of one of these doors is at 4025 Golf Club Dr. As to the trees and bushes that the Ruiz's want to remove per the photos supplied to the Board, we request they submit a detailed Architectural Form.

Dru Wilson, 4060 Greens Drive, expressed concern about the snow removal plow truck leaving a pile of snow at the end of the driveway. The Board will ask the snow removal company to not leave piles of snow at the end of driveways, but residents are reminded that street plowing is not part of the snow removal contract.

APPROVAL OF MEETING MINUTES

1. Minutes of the December 8, 2020 Homeowners Association Board meetings were previously approved via email.
2. Minutes were posted on theislandatspringsranchhoa.com web site as well as the bulletin board.

FINANCE REPORT

Bob Gadd submitted the December 2020 financial report and stated that we are \$21,000 over budgeted expenditures for the year, mainly due to the increased insurance costs. The onetime special assessment of \$175.00 per homeowner covered most of the overage. Also, the reserves were funded for the month of December. Clare Sumner recommended approval and Bill Heldt seconded. Financial Report was approved 5/0.

MANAGER'S REPORT

The annual Landscape Maintenance Contract with JTB for 2021 was finalized. In lieu of the second Fall clean-up which was not performed in December, we will receive an additional native area mow this Summer.

LANDSCAPE UPDATE

1. The Board accepted JTB's bid contract to complete the landscape redo on the 7 remaining corners. Scott Bruce recommended approval and Bob Gadd seconded. Approved 5/0.
2. Jerry (Z&R) to ask JTB for an estimate to plant bushes in place of the evergreen trees the HOA removed from garage corners last Summer. Approved 5/0
3. Jerry (Z&R) to ask JTB for an estimate to lay down mulch at the 72 homes that do not have rock beds. If you do not want mulch laid down because you maintain your own flower beds, please contact Jerry at Z&R no later than January 29th. Approved 5/0

OLD/NEW BUSINESS

1. Nails continue to be an issue. In addition to the nails collected in early December 2020, more nails were found in late December and early January 2021. All residents are cautioned to check the street in front of your house for nails and if you find any please inform Jerry at Z&R or any Board Member.
2. The gutter downspout leak problem at 4060 Greens Drive will be resolved by moving the downspout to a new location and filling in the hole in the front walkway.
3. Bill Heldt said that the latest communication from Classic Homes regarding the redevelopment of the golf course is that they may start work on the irrigation system within 30 days (February) and infrastructure within 60 days (March.)

ADJOURNMENT: The meeting was adjourned at 9:41AM (unanimous: 5/0). The next meeting will be February 9, 2021.

Approved__1/16/2021__(date)

Submitted by:

Scott Bruce,

Secretary, The Island HOA