

**MINUTES OF THE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FOR  
THE ISLAND AT SPRINGS RANCH  
January 12, 2022**

The meeting began at 8:00AM at Bill Heldt's home, 4170 Golf Club Drive. Other Board Members present were Scott Bruce, Bob Gadd, Ken Hardison and Willy Wooten. Jerry Huscher and Reagan Clark (Z&R) as well as Dan Mulvey and Chris Grate (JTB) were also present.

**HEARING**

The Board reviewed Architectural Requests for the installation of front entry handrails at 4060 Greens Drive and 4165 Golf Club Drive. Approved M/S/C

**APPROVAL OF MEETING MINUTES**

1. Minutes of the December 7, 2021 Homeowners Association Board meetings were previously approved via email.
2. Minutes were posted on [theislandatspringsranchhoa.com](http://theislandatspringsranchhoa.com) web site as well as the bulletin board.

**FINANCE REPORT**

1. Bob Gadd submitted the December 2021 financial report and stated that we ended the year slightly over budget, but that we were able to utilize Reserve Funds to cover the deficit. M/S/C.
2. Treasurer Bob Gadd will be meeting with the Z&R Accounting Department to gain a better understanding of how their new accounting software program works and to reconcile differences with how they used to operate.
3. The Board approved an expense of \$2500 to conduct an Audit of The Island At Springs Ranch 2021 Budget due to the change in accounting practices at Z&R. M/S/C

**MANAGER'S REPORT**

1. The paint codes for the blue/gray and off white paints used in the Island have changed due to change in the paint manufacturer used. Please contact Jerry or Reagan our property managers at Z&R if you need the paint codes.

2. The Board had a productive conversation with Dan and Chris with JTB Landscaping about the operation of the irrigation system this past watering season. Going forward all agreed it would be better if we did not use the Artificial Intelligence System to operate our irrigation system. We will explore this possibility and hope to go back to “human” control of the watering cycles. We also had brief discussions about snow removal and winter watering.

### **LANDSCAPE UPDATE**

1. The Board approved the replacement of the 3G modems on our 3 controllers with new 4G modems. This upgrade was due to the shutdown of 3G networks by all major local cellular carriers. M/S/C
2. The Board highly encourages homeowners to hand water trees and bushes during these dry Winter months.

### **OLD/NEW BUSINESS**

1. Affordable Tree and Shrub will be on property January 26 through January 31 to remove trees and shrubs per our listing. The stump grinding crew will follow removal by a day or two.
2. The Draft Resolution Regarding Maintenance of Windows, Exterior Doors and Garage Doors is being reworded and The Board will review/approve the resolution at February Board Meeting.

**ADJOURNMENT:** The meeting was adjourned at 10:40AM. The next meeting will be February 15, 2022 at Scott Bruce’s home at 6629 Showhorse Court.

Approved \_\_\_\_\_(date)

Submitted by:

Scott Bruce

Secretary, The Island HOA