

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
January 17, 2023**

The meeting began at 8:00AM at Scott Bruce's home, 6629 Showhorse Court. Other Board Members present were, Diane Hise, Dennis Akkola, Ken Hardison and Willy Wooten. Jerry Huscher (Z&R) was also present. Scott began the meeting with prayer.

HEARING

Diane Hise at 4090 Greens Drive provided an architectural request to install a solar powered security light and camera over their garage. Willy moved and Dennis seconded the motion to approve the request. (4/0) Diane abstained.

APPROVAL OF MEETING MINUTES

1. Minutes of the December 20, 2022 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

Treasurer Dennis Akkola reported that the new company (Row Cal) which bought out Z&R without notifying the association for months after the fact, has not been able to produce a financial report newer than that of November 2022. It was also reported that our treasurer has no access to bank accounts and statements. This is not new, but it seems to have been the policy of Z&R for a while. It is uncertain at this time exactly what our financial position is. Consequently, there was little discussion on our budget and finances.

All but 10 homeowners have updated their payment data for 2023 from the previous \$365/month dues to \$400/month. A reminder of the process for updating these records will be forthcoming. This issue was discussed based upon the Aging Report submitted.

There are discrepancies on the website ranging from inaccurate homeowner names to the amount of monthly dues required. Jerry will address them and fix.

Good financial reports are expected by the February meeting.

Communications discrepancies that exist between the board and Z&R has, among other issues as noted above, created many frustrations within the board.

OFFICER REPORT

Willy Wooten reported on the follow up he has done pertaining to tree removal, stump grinding, and trimming done by Affordable Tree and Shrub. Only 40% of the work was done as required. Until that is done correctly no payment will be made.

Willy also reported on the ice/snow removal, citing 9 properties that needed special attention. He has requested that homeowners having snow/ice removal issues report them to the manager.

MANAGER'S REPORT

1. De Carlo's Painting was invited to this Board Meeting to discuss snow removal and to answer questions concerning our painting cycle and rotation. Unfortunately, events happened that disallowed this meeting. Jerry will again invite the company to attend the February meeting.
2. Gutter Cleaning has been completed. The Board will check work was done properly.

LANDSCAPE UPDATE

1. Discussion with JTB about scheduling replacement of our aging sprinkler valves this year needs to be done. This service has been budgeted for 2023 and will be accomplished over the next few years until all are replaced. The number of valves and their locations will be determined jointly by the board and JTB.

OLD/NEW BUSINESS

1. Adjusting the paint schedule from the current cycle to a longer cycle for cost savings remains under review. DeCarlo Painting to attend the February meeting to discuss.
2. Recommendation was made for providing an alternative for our homeowners concerning snow removal. If snow is less than the 4 inch depth as noted in the covenants, we will arrange for the snow service that is requested, but it will be at homeowner's expense. This will be discussed at the February meeting.
- 3 It was suggested that window well cleaning be included for those homeowners requesting such, during the year that the particular home is on the painting cycle. This should be a discussion item at the next Board meeting.
- 4 Email blast capability needs to be provided to the board.

ADJOURNMENT: The meeting was adjourned at 9:45AM. The next meeting will be February 21, 2023 at Scott Bruce's home, 6629 Showhorse Court.

Approved _____(date)

Submitted by:

Ken Hardison

Secretary, The Island HOA