

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
February 9, 2021**

The meeting began at 8:00AM 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

None

APPROVAL OF MEETING MINUTES

1. Minutes of the January 12, 2021 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 January 2021 financial report and stated that we are \$6,177 under budgeted expenditures and that reserves were fully funded for the month of January. Rita Steinhauer recommended approval and Clare Sumner seconded. Financial Report was approved 5/0.

MANAGER'S REPORT

The owner at 4155 Golf Club Drive requests that the association replace the side window by their front door - this is the owner's general maintenance responsibility as it is not part of any Island-wide storm damage repair. They also request a replacement bush for the corner of their garage - Clare Sumner will review the list of addresses due bush replacements and add them if they are not already listed. The owner also requests that the gap between the garage and driveway concrete slabs be re-calked - Clare Sumner will look at it and add it to the list of gap/crack re-calking to be done later this year if he feels it is needed.

Several homeowners were concerned that the Board did not call for snow removal during the last snowfall. The Board discussed the issue and re-specified that we have authorized the board president, Clare Sumner to make the decision on snow removal. The covenants call for snow removal for amounts of 4 inches and above. It costs \$2000 plus every time we call out the snow removal team. The Board is researching other vendors seeking to lower the cost.

Some homeowners have reported leaking gutters because of melting snow. All Year Gutters has been contacted will come out to perform repairs when the gutters are free of ice and snow.

LANDSCAPE UPDATE

The Board accepted JTB's bid contract to lay down 2" of mulch at 68 homes and to plant either dwarf Rose of Sharon or dwarf lilac bushes at 17 homes to replace removed evergreens. Clare Sumner will contact the homeowners about which replacement bush they want. Scott Bruce recommended approval and Rita Steinhauer seconded. Approved 5/0.

OLD/NEW BUSINESS

Bill Heldt informed us that Classic Homes has received final approval from the City Planning Department to build on Filings 1 and 2 (the sections of the golf course which surround the Island). It is expected that they will begin infrastructure work within 30-60 days. Bill also contacted the City Parks and Recreation Department, and they estimate they will be ready to start the 1 year Master Plan development process for Coleman Community Park by mid-summer.

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

Approved ___2/10/2021___(date)

Submitted by:

Scott Bruce

Secretary, The Island HOA