

**MINUTES OF THE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FOR  
THE ISLAND AT SPRINGS RANCH  
February 8, 2022**

The meeting began at 8:00AM at Scott Bruce's home, 6629 Showhorse Court. Other Board Members present were, Bob Gadd, Ken Hardison and Willy Wooten. Jerry Huscher (Z&R) was also present. Bill Heldt was excused.

**HEARING**

The Board retroactively approved the installation of front entry handrails at 4090 Greens Drive, 4070 Golf Club Drive and 6759 Showhorse Court upon submittal of a proper Architectural Request. M/S/C.

**APPROVAL OF MEETING MINUTES**

1. Minutes of the January 12, 2022 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**

Treasurer Bob Gadd submitted the January 2022 financial report and stated that we are under budget for the month and the financials are looking solid. Reserves have been fully funded. M/S/C.

**MANAGER'S REPORT**

1. The Board received a bid from DeCarlo's Painting for snow removal. The Board will review the bid and compare it with the service we currently receive from JTB. Open Item.
2. The Board received a report and photo of fence damage behind 6659 Showhorse Court. Z&R will schedule CM Robinson to repair the post. MSC.
3. The Board reviewed and approved the final draft of the Resolution: Maintenance Responsibilities For Exterior Surfaces, Windows and Doors. MSC. Homeowners will receive a copy of this addition to The Island By-Laws by mail.

## **LANDSCAPE UPDATE**

The Board evaluated the recent snow removal conducted by JTB. Over all we felt the service was better and more prompt than usual. The sidewalks were much better this time from the ATVs, but the hand shoveling was somewhat under par in places. The Board will communicate this to JTB.

## **OLD/NEW BUSINESS**

None

**ADJOURNMENT:** The meeting was adjourned at 8:50AM. The next meeting will be March 8, 2022 at Bill Heldt's home at 4170 Golf Club Drive.

Approved\_\_2/11/2022\_(date)

Submitted by:

Scott Bruce

Secretary, The Island HOA