

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
February 21, 2023**

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

HEARING None

APPROVAL OF MEETING MINUTES

1. Minutes of the January 17, 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 Row Cal Accounting Department has been able to balance the October, November and December 2022 financial statements and we ended the past fiscal year within budget. He also said we ended January 2023 in good shape.

OFFICER REPORT

1. On February 27th Willy Wooten and Jerry Huscher will complete the inspection pertaining to tree removal and trimming done in December by Affordable Trees. They will have a report for the Board at the March meeting. Affordable Trees told us they will modify the work, as necessary.
2. The Board asked Jerry to have our insurance agency prepare a report for the March Board Meeting on the renewal of insurance that is coming up in May.
3. The Board will also have a discussion at the March meeting about the annual painting schedule.

MANAGER'S REPORT

1. De Carlo's Painting performed snow removal for the first time on February 15th. We received many comments on the good job they did.
2. As a point of clarification, our new contract with GFL for trash removal only includes the contents of the waste cart. They will not collect any extra bags or boxes unless the homeowner contacts GFL at 719-633-8709 and arranges to pay for them at their own expense.

LANDSCAPE UPDATE

The Board is compiling a list of window wells that need cleaning. Homeowners should email Jerry at Jerry@zandrmgmt.com to have their window wells included on the list.

OLD/NEW BUSINESS

1. The Homeowners at 4205 and 4090 Greens reported backed up gutters that cause ice to form on the entryway sidewalk when it snows. The Board asked Jerry to contract the repairs per the solution he researched.
2. The Homeowner at 4005 Golf Club reported damaged edging due to the tree removal in December. Affordable Trees has agreed to replace it. The Homeowner also wants to know if the Aspen trees will be replaced by the HOA. The HOA does not replace Aspens as they are self-propagating trees. If the Homeowner will submit an Architectural Form which includes the type of tree and the location in the yard, the HOA will pay \$250 per tree for 2 new trees.

ADJOURNMENT: The meeting was adjourned at 9:30AM. The next meeting will be Thursday, March 23, 2023 at Scott Bruce's home, 6629 Showhorse Court. **NOTE NEW DATE!!**

Approved __3/4/2023 __ (date)

Submitted by:

Scott Bruce

President, The Island HOA