

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
March 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

The Board reviewed an Architectural Request from 4150 Greens Drive for the replacement of a white vinyl sliding door with one that replicates the appearance of the original door. Clare Sumner recommended approval and Bill Heldt seconded. Request was approved 5/0.

APPROVAL OF MEETING MINUTES

1. Minutes of the February 9, 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 February 2021 financial report and stated that we were within budgeted expenditures and that reserves were fully funded. Scott Bruce recommended approval and Bill Heldt seconded. Financial Report was approved 5/0.

MANAGER'S REPORT

Jerry Huscher (Z&R) presented the Board with a proposal from DeCarlo Painting for as needed/on-call snow removal. Their rates are similar to JTB's. After reviewing the proposal, the Board decided to stay with JTB for the remainder of this season and to give DeCarlo a trial for the first 4 inch snowfall of next season.

Several homeowners expressed appreciation that the Board called out snow removal during several February snowfalls. They were especially happy that they were notified by email in advance of the snow removal. The Board continues to monitor the situation and is pleased with the snow removal calls made by Board President Clare Sumner.

LANDSCAPE UPDATE

JTB will perform Island wide Spring clean-up and lay down 2” of mulch at 69 homes (25 homes elected not to have mulch) late in March or early April. They will also plant either dwarf Rose of Sharon or dwarf lilac bushes (depending on what is available from the nursery) in late Spring at the 21 homes identified to receive replacements.

OLD/NEW BUSINESS

Spring Gutter Cleaning by All Year Gutters will be scheduled for May.

Bill Heldt received information from Classic Homes that they will begin grading work on Filings 1 and 2 (the sections of the golf course which surround the Island) sometime between the middle to the end of March. Bill had nothing new to report from the City Parks and Recreation Department. It is still estimated that 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 9:00AM (5/0). The next meeting will be April 13, 2021.

Approved ___3/12/2021___(date)

Submitted by:

Scott Bruce

Secretary, The Island HOA