

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
March 15, 2022**

The meeting began at 8:00AM at Bill Heldt's home 4170 Golf Club Drive. Other Board Members present were Scott Bruce, Bob Gadd, and Ken Hardison. Jerry Huscher (Z&R) and Island Resident Alan Wenzel were also present. Willy Wooten was excused.

HEARING

1. The Board approved an ACC request to install front entry handrails at 4135 Greens Drive. M/S/C.

2. Alan Wenzel informed the Board about 2 Russian Olive trees growing behind 6628, 6638 and 6648 Showhorse Court that are clogging up gutters. He would like them removed. The Board will investigate for possible placement on the list for tree removal pending the availability of funds.

APPROVAL OF MEETING MINUTES

1. Minutes of the February 8, 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 Bob Gadd submitted the February 2022 financial report and stated that we are under budget for the month and the financials are looking solid. M/S/C

MANAGER'S REPORT

The Board received and signed the approved Resolution: Maintenance Responsibilities For Exterior Surfaces, Windows and Doors. Homeowners will be sent a copy of this addition to The Island By-Laws by mail from Z&R.

LANDSCAPE UPDATE

1. All Year Gutter completed the Fall Gutter Cleanout on February 28. The Board has concerns that some downspouts were still frozen, and that debris may still be clogging them. Please contact Z&R if you notice a problem with proper drainage.
2. JTB started their Spring Cleanup early last week. Due to some homes still having snow on the ground, they will be back to finish the work once the property is clear of snow.

OLD/NEW BUSINESS

Several nails have again been found in the streets in front of driveways and in intersections. Please keep an eye out for them and report any you find to a Board member or to Z&R.

ADJOURNMENT: The meeting was adjourned at 9:10AM. The next meeting will be April 12, 2022 at Bill Heldt's home at 4170 Golf Club Drive.

Approved__3/18/2022_(date)

Submitted by:

Scott Bruce

Secretary, The Island HOA