

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
April 12, 2022**

The meeting began at 8:10AM at Bill Heldt's home 4170 Golf Club Drive. Other Board Members present were Scott Bruce, Bob Gadd, Ken Hardison and Willy Wooten. Jerry Huscher (Z&R) was also present.

HEARING

None

APPROVAL OF MEETING MINUTES

1. Minutes of the March 15, 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 March 2022 financial report and stated that we are under budget for the month and the financials are looking solid. He advised us to anticipate another significant increase in the cost of insurance due to heavy losses in Colorado, primarily the fires in the Boulder area. Also, he advised us that monthly dues collection is \$8000 overdue. Part of this problem may be related to the conversion to the new payment collection software by Z&R in late 2021. If you need help with this conversion please contact Jerry at Z&R or a Board Member. The Board is working on both issues. M/S/C

MANAGER'S REPORT

1. During the recent high winds, a tree blew down at 4045 Golf Club Drive. The Board has contracted a tree removal company and gutter repair company to remove the tree and repair the damage.
2. The Board has received a several requests from homeowners to remove trees. The Board will evaluate each request, but we do not generally approve removing healthy trees unless they present a hazard. If a homeowner wishes to remove a tree at their own expense, they should submit a request to the Board in writing through Z&R explaining the reason for wanting to remove the tree.

LANDSCAPE UPDATE

JTB will complete the Spring Cleanup on Thursday and Friday this week. They suspended the work in March as some homes still had snow on the ground.

OLD/NEW BUSINESS

1. A few nails are still being found in the streets in front of driveways and in intersections. Please continue to keep an eye out for them and report any you find to a Board member or to Z&R.
2. Homeowners and residents are reminded that our HOA Covenants prohibit parking on the street from Midnight to 5AM. Please park your vehicles in your garages or driveways during these hours. If you need a short term exception, please notify Z&R.

ADJOURNMENT: The meeting was adjourned at 9:55AM. The next meeting will be May 10, 2022 at Bill Heldt's home at 4170 Golf Club Drive.

Approved _____(date)

Submitted by:

Scott Bruce

Secretary, The Island HOA