

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
May 12 & 15, 2020**

The meeting began at 8:00AM at Clare Sumner's house at 4055 Golf Club Drive. Other Board members present were Scott Bruce, Bill Heldt and Clay Woodman. Linnea Mellinger (Z&R) was also present. The meeting continued at 2:00PM/May 15 at Clare's house. Other Board members present were Scott Bruce, Bob Gadd, Bill Heldt and Clay Woodman. Linnea Mellinger (Z&R) was not present.

HOMEOWNERS FORUM/ACC REQUEST

The Board approved four ACC Requests: a curb modification for the driveway at 4155 Greens Drive, a modification to the flower bed at the front of 4025 Golf Club Drive, a modification to the flower bed in front of 6699 Showhorse Court and an addition to the front patio at 6679 Showhorse Court. The Board reminds homeowners that ACC requests are necessary before they begin any alterations to the outside of their homes. The ACC forms are on the Association's website (see paragraph 2 below) or can be obtained by contacting Linnea at Z&R.

APPROVAL OF MEETING MINUTES

1. Minutes of the March 10, 2020 Homeowners Association Board meeting were previously approved via email. No Board meeting was held in April 2020.
2. Minutes were posted on theislandatspringsranchhoa.com web site as well as the bulletin board.

FINANCE REPORT

The March 2020 report was previously approved by email. Bob Gadd submitted the April 2020 financial report and stated that we are within budgeted expenditures and that reserves are fully funded. Scott Bruce recommended approval and Clare Sumner seconded. Financial Report was approved 5/0.

MANAGER'S REPORT

1. The lawn watering system has been turned on for the season and JTB will conduct a backflow testing soon. Also, Linnea (Z&R) has submitted The Island's Water Allocation Plan to Colorado Springs Utilities asking for a variance to allow us to water more than 3 days a week to accommodate the set up of our sprinkler system's watering zones.

2. A1 Concrete will soon begin driveway concrete crack caulking, sealing and repair per a list of homes that has been jointly reviewed by A-1 and Board representatives.
3. The Board received a quote for insurance renewal from Travelers which included a large \$25,000 rate increase. Our Broker, CD Insurance shopped several markets on our behalf but were unable to find a carrier willing to quote any lower due to our loss history from hail and wind and the exposure that still exists. We received a few other quotes, but they were much higher than Travelers. The Board voted to continue our insurance coverage with Travelers and considered several options to cover the increased costs. A letter explaining our decision will be sent soon by Linnea (Z&R).

LANDSCAPE UPDATE

1. Tall Timbers has completed the list of tree trimming/removal work which the Board asked them to do. The Board is compiling a new list of work to be done in the future.
2. After some discussion, the Board decided to hold off adding new mulch for an additional year.

OLD/NEW BUSINESS

1. All Island residents should be aware by now that the City Council has approved the redevelopment of the Springs Ranch Golf Course. The Board has appointed Bill Heldt to be The Island's point of contact with Classic Homes. Bill and several Board members will be meeting with them soon to discuss concerns affecting The Island and will keep you posted.
2. The contact list of Island Homeowners has been compiled and will be distributed by email soon. This list includes only the information of those homeowners who wished to participate.
3. The 2020 painting schedule has been posted on the Community Bulletin Board. Work will begin later this Summer.

ADJOURNMENT: The meeting was adjourned at 10:30AM to be continued Friday, May 15 at 2:00PM (unanimous; 4/0). The meeting reconvened at 2:00PM/May 15 and adjourned at 3:30PM (unanimous: 5/0). The next meeting will be June 9, 2020.

Submitted by:

Scott Bruce, Secretary, The Island HOA

Approved _____ (date)