

**MINUTES OF THE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FOR  
THE ISLAND AT SPRINGS RANCH  
June 9, 2020**

The meeting began at 8:00AM at Clare Sumner's house at 4055 Golf Club Drive. Other Board members present were Scott Bruce, Bob Gadd, Bill Heldt and Clay Woodman. Linnea Mellinger (Z&R) and Wilford Wooten, 4210 Greens Dr. were also present.

**HOMEOWNERS FORUM/ACC REQUEST**

The Board approved two ACC Requests: a modification to the flower bed on the Westside of 4185 Golf Club Drive to replace dead bushes with miniature Korean lilacs and an addition to the front patio at 4005 Golf Club Drive. 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 May 12 & 15, 2020 Homeowners Association Board meetings were previously approved via email.
2. Minutes were posted on [theislandatspringsranchhoa.com](http://theislandatspringsranchhoa.com) web site as well as the bulletin board.

**FINANCE REPORT**

Bob Gadd submitted the May 2020 financial report and stated that we are below budgeted expenditures (does not include new insurance payment) and that the reserves are fully funded. Clay Woodman recommended approval and Scott Bruce seconded. Financial Report was approved 5/0.

**MANAGER'S REPORT**

1. The Board discussed the date and location of the 2020 Annual Meeting. As of this date the Police Community Meeting Room cannot be scheduled due to The Corona Virus shutdown of large gatherings. The Board will revisit this at the July Board Meeting.
2. The Springs Ranch Maintenance Association (of which our HOA is a member) has changed their median maintenance contract from JTB to Robertson's.

If Island residents have concerns about the median maintenance on North Carefree they should contact Linnea at Z&R.

3. Island Residents should have received a letter from the Board about the insurance funding shortfall. Just a reminder the \$175 special assessment is due in full by August 1 or can be paid in two payments due July 1 and August 1. This payment may be added to your regular monthly dues.

4. The 2020 painting schedule has been posted on the Community Bulletin Board. Work will begin later this Summer starting with the replacement of rotted wood trim.

5. Questions have arisen about the possible installation of solar panels in the Island as well as who owns the front entrance landscape areas and the area on which the mailboxes stand. Linnea will research and provide the Board with her findings.

### **LANDSCAPE UPDATE**

Starting next week, JTB has been contracted to top dress several Winter kill spots in resident's lawns with soil and a mix of bluegrass and rye seed. They will coordinate this work with A Green Image as herbicide applications would kill the new seeded areas.

### **OLD/NEW BUSINESS**

All Island residents should be aware by now that Classic Homes has received final approval from the City Council to redevelop the Springs Ranch Golf Course. Classic Homes will soon submit detailed development plans for Filings 1, 2 and 3 which encompass the area of the golf course around most of The Island. 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 such as the fencing around the newly developed area as well as traffic issues. We will keep you posted.

### **EXECUTIVE SESSION**

**ADJOURNMENT:** The meeting was adjourned at 9:06AM (unanimous: 5/0). The next meeting will be July 14, 2020.

Submitted by:

Scott Bruce, Secretary, The Island HOA

Approved \_\_\_6/12/2020\_\_\_ (date)