

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
May 11, 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), Tessa Bishop (USI), and Ken Hardison, 4075 Greens Drive were also present.

HOMEOWNERS FORUM/ACC REQUEST

Ken Hardison addressed the Board to appeal the date of May 15, 2021 to have the motor home parked in his driveway gone. He explained that the vehicle is registered as a passenger van but is being outfitted to become a camper van. His kids anticipate being done with the work in late June and will make a concerted effort to do as much of the prep work as possible inside the garage. The Board articulated that the Hardison's should have presented this situation to the Board in the beginning. The Board approved an extension until July 1, 2021 to complete the work.

APPROVAL OF MEETING MINUTES

1. Minutes of the April 13, 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 April 2021 financial report and stated that we were within budgeted expenditures and that reserves were fully funded. Bill Heldt recommended approval and Scott Bruce seconded. Financial Report was approved 5/0.

MANAGER'S REPORT

1. Jerry Huscher (Z&R) presented the Board with the list of homes scheduled to be painted this year. He will get with Decarlo Painting to schedule a start date.
2. Jerry also reported to the Board that he has not heard from the homeowner about their intention to repair a collapsed deck. He will again contact the homeowner and remind them of their personal responsibility to repair the deck in compliance with The Island Covenants, Section 5.1, Building and Grounds Conditions.

LANDSCAPE UPDATE

The Board is compiling a list of lawn areas that are bare or not “greening up” and need thatching, reseeding, or fertilizing. If you have such an area(s) you wish to be evaluated, please bring it to the Board’s attention or contact Jerry at Z&R.

OLD/NEW BUSINESS

1. **The nails are back** – several nails have been found in the street gutters recently, primarily near driveways and the mailbox. Please keep an eye out as you drive/walk about the Island and let a Board Member or Jerry at Z&R know when and where you spot them. By all means please pick them up and give them to one of us.

2. Tessa Bishop, USI (formerly CBI) presented the Board with insurance comparisons for the coming year. We expect a large price increase again this year due to factors beyond our control such as property losses from fires, hailstorms, hurricanes, tornados, extreme cold weather across the country as well as a large rise in the price of labor and materials for rebuilds. We are currently exploring several options and hope to keep the costs as low as possible. In the meantime, as you renew/review your personal HO6 (Condo) policies, make sure your Loss Assessment is at least \$25,000. Most policies available now in our market come with a \$50,000 Loss Assessment.

ADJOURNMENT: The meeting was adjourned at 10:30AM (5/0). The next meeting will be June 22, 2021.

Approved _____(date)

Submitted by:

Scott Bruce

Secretary, The Island HOA

ADENDUM: The Island HOA Board convened an Insurance Workshop at Noon/18 May 2021 at Clare Sumner’s home. The board compared quotes from State Farm, Travelers Indemnity, and a consortium of Westchester Surplus Lines and Homeland Insurance Company of New York. The Board elected to go with Travelers as they offered the best coverage at the best price. The cost will rise from \$89,500 to \$142,000, an increase of \$52,500, for a year’s coverage. The Board asked Jerry from Z&R to send a letter to all Island homeowners explaining the increase and how it will be paid for. The Board is exploring options to mitigate the problem of large yearly insurance cost increases and large yearly dues increases. Possible solutions will be the main topic of our Annual Association Meeting in October.