

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
May 10, 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, Ken Hardison and Willy Wooten. Jerry Huscher (Z&R) and Island Residents Skip Wall, Calvin Jolly and John McGuire were also in attendance.

HEARING

The resident at 4025 Golf Club Drive submitted Architectural Requests to replace mulch with rocks around the front of the house and to repair the front step with materials matching the light gray color of the foundation. M/S/C

APPROVAL OF MEETING MINUTES

1. Minutes of the April 12, 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 April 2022 financial report and stated that we are under budget for the month and the financials are in decent shape. He reminded us that the renewal of insurance in late May will require a large down payment premium of 35%. He also updated us on the monthly dues collection, and we are still behind \$8000. This problem is still related to the conversion to the new payment collection software by Z&R. Residents who are behind must update their monthly payment information. If you need help with this conversion please contact Jerry at Z&R or a Board Member. M/S/C

MANAGER'S REPORT

1. The Board reviewed proposals for insurance for June 2022 thru May 2023. We conducted a question/answer session via phone with our Broker and tentatively approved coverage pending a proposal from another company which is due by the end of this week. If the cost and coverage do not meet or beat the current bid, we will formally accept the current bid. M/S/C
2. The resident at 4215 Greens asked the Board to replace the dead bushes that were removed earlier this year. The Board approves and will replace them with pink potentilla bushes. M/S/C

3. The Board has received questions from homeowners on what plantings the Association maintains and what the homeowners maintain. Generally, the Association will mow, fertilize and water the lawns and maintain the sprinkler system per Section 8.2 of the Covenants. Historically The Association has trimmed and maintained bushes along the front of homes and trimmed and/or removed trees and bushes that are encroaching on roofs, or access to entries, or access for mowers, or impinge on proper watering. We have also trimmed or removed trees or bushes that have died or are dying, or were damaged by storms (wind, hail, heavy snow). Trees and bushes are replaced on a case-by-case basis. We do not normally approve removing healthy trees unless they present some kind of hazard. If a homeowner wishes to remove a tree at their own expense, they should submit an Architectural Request to the Board in writing through Z&R explaining the reason for wanting to remove the tree.
4. The Board asked Z&R to contact DeCarlo Painting to get us on the Summer Paint Schedule. We will update you when we have dates.

LANDSCAPE UPDATE

1. The lawn maintenance schedule for this season has been posted on the Community Bulletin Board and The Island website.
2. The Board reviewed and accepted a Contract from A Green Image for fertilizer and weed control. M/S/C

OLD/NEW BUSINESS

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.

ADJOURNMENT: The meeting was adjourned at 11:20AM. The next meeting will be **Wednesday**, June 15, 2022 at Bill Heldt's home at 4170 Golf Club Drive.

Approved _____(date)

Submitted by:

Scott Bruce

Secretary, The Island HOA