

**MINUTES OF THE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FOR  
THE ISLAND AT SPRINGS RANCH  
June 22, 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 and Reagan Clark (Z&R), Ken Hardison, 4075 Greens Drive, Chip and Kevin Richards, 4125 Greens Drive, Greg Broeckelman, 4250 Greens Drive, and Skip Wall, 4235 Greens Drive were also present.

**HOMEOWNERS FORUM/ACC REQUEST**

Ken Hardison addressed the Board to ask for an extension on the date to complete the work on the camper van parked in his driveway. His kids anticipate being done with the work in late August or early September and will continue to make a concerted effort to do as much of the prep work as possible inside the garage. The Richards appeared in person to support the request and David Stevens, 4120 Greens Drive, submitted a letter of support. The Board approved an extension until October 1, 2021, to complete the work 5/0.

Greg Broeckelman expressed his dissatisfaction with the way JTB is doing the lawn mowing and trimming. He would like to see the weeds trimmed along the fences and better attention paid to the native area mowing. He also had concerns about the watering schedule. Skip Wall presented the Board with a list of concerns dealing with lawn maintenance, weed control, tree and bush trimming/removal/replacement, gutter cleaning, and the watering schedule. He also asked about Classic homes paying more attention to cleaning up the street near the entrance and mailboxes.

The Board has already contacted Classic homes and they will try to clean the street better. The Board plans to adjust the gutter cleaning schedule for next Spring. Also, the Board will talk with JTB about the lawn care issues and ask them if they can employ better practices in doing their work. Clare has been working with JTB about the issues with the new software program that is running our sprinkler system.

**APPROVAL OF MEETING MINUTES**

1. Minutes of the May 11 & 18, 2021 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 2021 financial report and stated that we were within budgeted expenditures as the insurance payment is not due until June. The reserves were fully funded. Scott Bruce recommended approval and Bill Heldt seconded. Financial Report was approved 5/0.

## MANAGER'S REPORT

1. Jerry Huscher (Z&R) introduced Reagan Clark, his new assistant, to the Board
2. Jerry also reported to the Board that he has not yet been able to secure a place for our Annual Meeting in October. The police station may open up bookings soon, but he will continue to explore other options.

## LANDSCAPE UPDATE

The Board reminds Island residents to trim the bushes you are responsible for and to spruce up your flower beds to keep our community looking nice. **As you generate yard trash, please remember pick it up and throw it away in your trash carts. JTB is NOT contracted to pick up yard trash as part of their regular Wednesday mowing.**

## OLD/NEW BUSINESS

1. **Nails continue to be a problem** - nails are being found in the street gutters, 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. Jerry should soon have a date for the start of painting, and we will post that on the Community Bulletin Board.

**ADJOURNMENT:** The meeting was adjourned at 9:30AM (5/0). The next meeting will be July 13, 2021.

Approved \_\_6/25/202\_\_ (date)

Submitted by:

Scott Bruce

Secretary, The Island HOA