

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
June 14, 2022**

The meeting began at 8:00AM at Bill Heldt's home 4170 Golf Club Drive. Other Board Members present were Scott Bruce, Ken Hardison and Willy Wooten. Jerry Huscher (Z&R) and Island Resident Ken Weiland was also in attendance. Board Member Bob Gadd was excused.

HEARING

1. The resident at 6678 Showhorse Court submitted a request to replace 3 dying bushes in the front of the house. The Board approved the removal and replacement of two bushes pending a quote from JTB. M/S/C 4/0
2. The resident at 4165 Golf Club Drive requested bushes to replace an Aspen tree the HOA removed last year. The HOA will remove dead Aspens but does not replace them. They requested the drip sprinkler around the house be repaired as the previous homeowner had it capped. The system has already been repaired. They also requested to repair their patio step at their own expense with materials to match The Island color scheme. M/S/C 4/0
3. The resident 4145 Golf Club Drive requested permission to plant 4-5 bushes in the native area behind the house at his own expense. These bushes will be the homeowner's responsibility to maintain. M/S/C 4/0
4. The resident at 4125 Greens Drive requested a tree on their property be put on the list for removal and he will replace the tree at his own expense. M/S/C 4/0
5. The resident at 4005 Golf Club Drive requested permission to mount a spotlight and security camera on his garage. It will be white or black in color and be hardwired into the home electric system. M/S/C 4/0

APPROVAL OF MEETING MINUTES

1. Minutes of the May 10, 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

Z&R, on behalf of Treasurer Bob Gadd, submitted the May 2022 financial report. We are within budgeted expenses and the financials are in decent shape. They reminded

us that expenses for water increase during the Summer and that we already had a large bill for May because it was mostly dry and hot. They also updated us on the monthly dues collection, and we have improved to \$6900 behind from \$8000 last month. This still is mostly related to the conversion to the new payment collection software by Z&R. Residents who are behind must ensure they pay up and that their monthly payment information is updated in the system. If you need help with this conversion please contact Jerry at Z&R. M/S/C 4/0

MANAGER'S REPORT

1. The resident at 6768 Showhorse Court asked the Board to push back rock from the retaining wall behind the house and replace the dead bushes in the island at the corner of Showhorse and Golf Club. Z&R will have JTB evaluate the situation and will ask them to provide a quote to replace the bushes. M/S/C 4/0
2. The Board was briefed by Z&R on the passage of House Bills 22-1137 and 22-1139 and their impact on the operation of HOAs. Their legal department is researching the measures and will provide us implementation instructions by August 9, 2022, which is the date the bills become law.
3. Z&R informed the Board that DeCarlo Painting will begin the Summer Paint Project in about 2 weeks.. We will post the homes to be painted when we have exact dates.

LANDSCAPE UPDATE

1. The Board reviewed The Island's 2022 Water Allocation from Colorado Springs Utilities. Due to dry conditions, we exceeded the May allotment. We have adjusted the sprinkler schedule and will keep a closer eye on water usage during the coming months.
2. The Board reviewed and accepted a Contract from JTB for power seeding dead grass areas. This will be undertaken in the next couple of weeks. M/S/C 4/0

OLD/NEW BUSINESS

Z&R and The Board are compiling a list of trees to be trimmed and/or removed. Let Jerry at Z&R know if you have trees that need attention, and they will be evaluated for addition to the list.

ADJOURNMENT: The meeting was adjourned at 11:10AM. The next meeting will be **Thursday**, July 14, 2022 at Bill Heldt's home at 4170 Golf Club Drive.

Approved_6/17/2022_(date)

Submitted by:

Scott Bruce

Secretary, The Island HOA