

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
July 14, 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); Skip Wall, 4235 Greens Drive; Marisa May, 6609 Showhorse Court; and Tom Crago, 6759 Showhorse Court were also present.

HOMEOWNERS FORUM/ACC REQUEST

Island resident Skip Wall, past member of the Board, briefed the Board on the history of the Springs Ranch Maintenance Association Board and their responsibility to maintain the medians on North Carefree Circle and Peterson Road. The Island pays yearly dues to this Association and they have not been fulfilling their responsibility. Skip has been in contact with the Association (who had a recent change in leadership) and they are looking in to it. (On Wednesday, July 15 the medians were mowed!)

Marisa May talked to the Board about the gutters and drains on her property overflowing and forming black ice particularly on the entryway sidewalk. Linnea said she had several other requests from homeowners regarding their gutters and on behalf of the Board she will get someone to access and repair the problems.

Tom Crago reported that he too had an issue with one of his gutters. Water is pooling in the black plastic extender and has become a breeding ground for mosquitos. He also wanted to make sure the Board was aware that more wildlife (like the recent bear cub) is being sighted in the Island. He asked the Board to think about trimming the trees to make it harder for wildlife to hide. The Board is amassing a trim list and will consider it.

The Board approved two ACC Requests: a safety rail installation on the front porch of 4180 Golf Club Drive and replacement of mulch with river rock in the front and sides at 4040 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 or can be obtained by contacting Linnea at Z&R.

APPROVAL OF MEETING MINUTES

1. Minutes of the June 9, 2020 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 June 2020 financial report and stated that we within budgeted expenditures and that the reserves are fully funded. Bill Heldt recommended approval and Clare Sumner seconded. Financial Report was approved 5/0. Bob also presented the Board two drafts of the 2021 Budget to help formulate the new budget this Fall.

MANAGER'S REPORT

1. The Board revisited the discussion of the date and location of the 2020 Annual Meeting. The Police Community Meeting Room still cannot be scheduled due to The Corona Virus. Linnea has checked other places with the same response. We asked Linnea to check the legal requirements for the Annual Meeting. Revisit in August.
2. The Board reviewed the Wood Trim Replacement work estimate from DeCarlo's Painting for a cost of \$2,800. Scott Bruce recommended approval and Clare Sumner seconded. Approved 5/0. The work start date is still to be determined. The 2020 painting schedule is posted on the Community Bulletin Board.
3. Just a reminder the \$175 special assessment for the insurance cost increase is due in full by August. This payment may be added to your regular monthly dues.

LANDSCAPE UPDATE

The Board reviewed the City Water Allocation Plan for The Island and our water utility bills for May and June. We are meeting our goals. To help maintain this standard, the Board approved the application of "Moisture Manager" to improve our water utilization. We are waiting for Olson Plumbing to evaluate the back flow regulator valves on our sprinkler system. As this system ages it is going to need more maintenance. So far this season we have spent more than \$6000 for repairs.

OLD/NEW BUSINESS

Classic Homes is working with the City Council to finalize development plans for Filings 1, 2 and 3 of The Springs Ranch Golf Course area around most of The Island. Island HOA Board member, Bill Heldt is our point of contact with Classic Homes. He is now working with Classic Homes and City Parks & Rec about the unrestrained weed growth.

ADJOURNMENT: The meeting was adjourned at 10:27AM (unanimous: 5/0). The next meeting will be August 11, 2020.

Submitted by:

Approve __7/18/2020__ (date)

Scott Bruce, Secretary, The Island HOA