

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
July 13, 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), Fred Steffers, 4080 Greens Drive, Dan Lovelace, 4145 Golf Club Drive, Greg Broeckelman, 4250 Greens Drive, Skip Wall, 4235 Greens Drive, John McGuire, 4025 Golf Club Drive and Barb Sims, 4020 Golf Club Drive were also present.

HOMEOWNERS FORUM/ACC REQUEST

Dan Lovelace presented an ACC request to the Board to replace the dead tree in his front yard and to add 3 trees in his back yard. The Board approved the 3 backyard trees at the homeowner's own expense and approved \$250.00 toward the purchase of a replacement tree for the front yard. M/S/C 5/0.

The Board approved an ACC request from Jim Allen, 6618 Showhorse Court to remove the overgrown pine tree at the back corner of his garage at his expense. M/S/C 5/0

The Board also approved an ACC request from John Green, 4035 Golf Club Drive, to replace his garage door at his expense. The door must match the garage doors in the Island and the HOA will paint the door during this Summer's paint cycle. M/S/C 5/0

John McGuire presented an ACC request to attach a solar security light to the front of his garage. The Board approved a security light that is hard wired to his electricity but not to a solar panel attached to the front of the garage. M/S/C 4/1

Greg Broeckelman asked if the aspen shoots had been sprayed and when they were going to be weed wacked? The shoots were sprayed and will be wacked as part of the July 14 mowing. He was pleased the weeds were trimmed along the fences. He along with Skip Wall and Fred Steffers have concerns about the new watering schedule. Clare said he is working with JTB on this issue, but it does appear that certain stations may be shorted on water. He will continue to address the problem. Skip asked about the status of the items he presented to the Board at the last meeting. Many have already been addressed and the Board is looking into the rest. Fred expressed dissatisfaction with the way the lawn trimmers are doing their job. They have caused bald spots in his lawn and others as well as left other areas to tall. He wonders if they need more supervision. The Board will address this with JTB.

APPROVAL OF MEETING MINUTES

1. Minutes of the June 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 June 2021 financial report and stated that we exceeded the budget by \$37,000 due to the increased insurance payment. Most of this money will be recovered as the Special Assessment payments are received. The reserves were fully funded. M/S/C Financial Report was approved 5/0.

MANAGER'S REPORT

1. CM Robinson submitted a bid for \$1150 to repair the fence at 6609 Showhorse which was damaged by a downed tree fell during the June 25th microburst rainstorm. M/S/C 5/0
2. JTB will remove the downed aspen at 4120 Greens Drive.
3. Jerry is still waiting on Decarlo Painting to give him a start date for this year's house repainting. We will post that date on the Community Bulletin Board when we get it.
4. Jerry informed the Board that he has not heard back from the homeowner with the collapsed deck from last October, as to when the repairs will take place. The Board asked Jerry to get a quote for the repair. We will then instruct the homeowner to repair it, or the HOA will repair it and bill them.

OLD/NEW BUSINESS

Jerry told us that he has still not 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. Board members gave him suggestions of places to look at.

ADJOURNMENT: The meeting was adjourned at 10:20AM (5/0). The next meeting will be August 10, 2021.

Approved__7/16/2021_(date)

Submitted by:

Scott Bruce

Secretary, The Island HOA