

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
July 14, 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 Dan and Dave (JTB) were also in attendance.

HEARING

1. Dan and Dave from JTB Landscaping briefed the Board on the condition of our sprinkler system. Due to its age (20+ years) more and more valves and heads are failing each year. They advised the Board to increase our budget line item for sprinkler repair to accommodate replacing 5-6 valves and several sprinkler heads each year. As with many products the cost of sprinkler system replacement parts has also increased exponentially. They reminded us that the run time of the sprinkler system is driven by the one million cubic feet of water that City Utilities has allotted to The Island for the period of May 1st to October 15th. As of June 30th, we had already used just under 500,000 cf. If we exceed our allotted amount, Utilities will cut off our water. If this Summer stays as dry and hot as it has been, we can expect some dry spots in the lawns as we struggle to stay within our water allotment. In the past, without these water restrictions, we were allowed to use as much water as we needed to keep the lawns green. Those days are gone as Utilities strives to conserve water. In addition, JTB will prepare a proposal for the Board's consideration to have them do 2 winter waterings of the lawns, bushes, and trees. One would be done late Fall or early Winter and the other done in mid-Winter. These waterings could help abate the Winter kill we experienced this year.

2. The Board approved JTB to replace a dead Rose Of Sharon at 4255 Greens Drive and to replace 3 dead plants on the corner plot near 6768 Showhorse Court. **M/S/C**

APPROVAL OF MEETING MINUTES

1. Minutes of the June 14, 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.

LEGAL

1. The Board reviewed and approved the renewal of the Management Contract with Z&R Property Management for the period of August 1, 2022 to July 31, 2023. **M/S/C**

2. Due the implementation of several new laws regarding the operation of HOA's, the Board reviewed and approved the following new policies and procedures as amendments to our Covenants and By-Laws. **M/S/C**

- a. Island Collection Policy
- b. Island Conduct of Meetings Procedures
- c. Island Covenant Enforcement Policy

Z&R will send copies of these documents to all homeowners.

FINANCE REPORT

Treasurer Bob Gadd submitted the June 2022 financial report and stated that we are within budgeted expenses and that the financials are in good shape. He reminded us that in July we will have a large expense for the painting contract. He also updated us on the monthly dues collection, and we continue to improve to \$6000 behind from \$6900 last month. Please check your accounts and pay up as soon as possible as our expenses only continue to rise. **M/S/C**

MANAGER'S REPORT

Z&R informed the Board that DeCarlo Painting will begin Summer Painting next week. See the list of homes to be painted on the Community Bulletin Board by the mail boxes.

LANDSCAPE UPDATE

Z&R and The Board continue to compile a list of trees and bushes to be trimmed and/or removed. We have several trees and bushes on the list already. Please let Jerry at Z&R know if you have trees and bushes that need attention, and they will be evaluated for addition to the list. The work will be accomplished later this Fall.

OLD/NEW BUSINESS

None

ADJOURNMENT: The meeting was adjourned at 11:30AM. The next meeting will be Tuesday, August 9, 2022 at Bill Heldt's home at 4170 Golf Club Drive.

Approved _____(date)

Submitted by:

Scott Bruce

Secretary, The Island HOA