

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
August 11, 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) and Skip Wall, 4235 Greens Drive were also present.

HOMEOWNERS FORUM/ACC REQUEST

Island resident Skip Wall asked that the Board look at the weeds (chickweed) growing profusely behind his house, 4235 Greens Drive. In fact, Board members noted that weeds are a problem in several areas around The Island. The Board will investigate possible remediation.

The Board approved an ACC Request from Skip to let him replace the mulch around the sides of his home with river rock at his own expense. The river rock will match the other rock already installed by several of his neighbors. Scott Bruce recommended approval and Clay Woodman seconded. Approved 5/0. 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 July 14, 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 July 2020 financial report and stated that we within budgeted expenditures and that the reserves are fully funded. Bill Heldt recommended approval and Clay Woodman seconded. Financial Report was approved 5/0. The Board reviewed the 2021 Budget and will vote on it at the September Board Meeting. The 2021 Budget will then be presented to the Homeowners at the Annual Meeting.

MANAGER'S REPORT

1. The Board reviewed the date and location of the 2020 Annual Meeting. The Police Community Meeting Room cannot be scheduled due to The Corona Virus. Linnea checked on the legal requirements for the Annual Meeting and found out we could hold a Zoom Meeting and/or we could do a mail-in ballot. The Board discussed the options and will make a final decision at the September Board Meeting.
2. Colorado Springs Utilities re-evaluated The Island's Water Allocation Plan and increased our water allocation from 890,000 cu ft to 1,000,000 cu ft per year.
3. Thank you Homeowners for being so prompt in paying the \$175 special assessment for the insurance cost increase. For those few who still need to pay, this payment may be added to your regular monthly dues.

LANDSCAPE UPDATE

The Board received a bid from Olson Plumbing to replace the back flow regulator valves on our sprinkler system. We will revisit this issue in September with the plan of having the work done in Spring 2021 before the next watering season.

OLD/NEW BUSINESS

1. Wood replacement has been completed on the list of homes scheduled for painting this Summer and painting should begin before the end of August.
2. Gutter problems on several Island homes are being reviewed and repaired as needed. Some homes were identified as having heat tape removed during the last roof replacement and then not being re-installed. We are asking Best Buy Gutters and McWilliams Roofing for estimates on replacement costs.
3. Several Ash trees in The Island did not do well after the late freeze last Spring. We are having them evaluated to see if they will grow back with some pruning or if we will need to replace them next Spring.

ADJOURNMENT: The meeting was adjourned at 9:10AM (unanimous: 5/0). The next meeting will be September 8, 2020.

Submitted by:

Approve ____ 8/19/2020 ____ (date)

Scott Bruce, Secretary, The Island HOA