

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
August 10, 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), Mike Knaub, 6659 Showhorse Court, Skip Wall, 4235 Greens Drive, and Ken Weiland, 6678 Showhorse Court were also present.

HOMEOWNERS FORUM/ACC REQUEST

Ken Weiland asked the Board to fix the rocks that have washed down over the retaining wall in his backyard and to reactivate the drip lines in the second tier flower beds. JTB will be notified to make these corrections.

Mike Knaub showed pictures of his front yard near the edge of his driveway and front walk where grass will not grow. This has been a problem for the past few years, and he asked what could be done. The Board will look into the issue to see if sod would work or if rock would be a better option.

Skip Wall voiced concerns from several homeowners with the way JTB is mowing and trimming our lawns. He also stated that the aspen shoots don't look like they have been sprayed and weed wacked. JTB says the shoots were sprayed and wacked as part of the July 14 mowing. Clare said he will work with JTB on these issues. Skip also feels that several trees in the Island need trimmed or removed as they are looking pretty bad. The Board has a list of trees and bushes that need removal and hopes to have the work done this Fall if the funds are available.

The homeowner at 4055 Golf Club Drive submitted an ACC request to install a 6 foot tall privacy wood privacy wall around the hot tub. The tub is on the patio at the back of the house facing the new construction area M/S/C 5/0.

APPROVAL OF MEETING MINUTES

1. Minutes of the July 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 July 2021 financial report and stated that we are \$6500 over budget due to snow removal costs and the increased insurance payment. Most of this money will be recovered as the Special Assessment payments come in. The reserves were not funded in July. M/S/C Financial Report was approved 5/0.

Homeowners are reminded that the special insurance assessment was due on August 1st. Please pay these funds soon if you have not yet sent them in.

MANAGER'S REPORT

1. Ken Weiland submitted a request for reimbursement of \$230 for the removal of a 6 foot Bull Snake from the crawlspace. M/S/C 5/0.
2. Homeowner at 4180 Golf Club Drive wants the large Oak Tree in his backyard evaluated for removal. The tree will be added to the Fall removal list.
3. Homeowner at 6609 Showhorse Court has a problem with a leaking gutter at the corner of the garage and the front walk. Z&R will schedule a gutter repair. The homeowner has a large patch of dead grass on the side of the house. JTB will reseed. Homeowner also has a leak in the dinning room window that was replaced due to the hailstorm we had a few years ago. Z&R will determine who installed the window and schedule repair. The split rail fence along the side of the house is on the schedule for repair by CM Robinson as soon as they are available.
4. Jerry is still waiting on Decarlo Painting to give us a start date for this year's house repainting. We will post that date on the Community Bulletin Board when we get it.

OLD/NEW BUSINESS

Jerry is still looking for a place for our Annual Meeting in October. The hope is the police station will soon open for bookings, but we may need to hold a Zoom meeting again.

ADJOURNMENT: The meeting was adjourned at 9:30AM (5/0). The next meeting will be September 14, 2021.

Approved__8/14/2021_(date)

Submitted by:

Scott Bruce

Secretary, The Island HOA