

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
August 16, 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 and Darrion Hagenau (Z&R) and Island Resident Greg Brockelman were also in attendance.

HEARING

1. Island resident Greg Brockelman expressed his concern about weed control and grass fertilizer applications this Summer. The Board asked Greg to contact our contractor, A Green Image, to facilitate the next application as he knows the owner personally. **M/S/C**
2. The homeowner's at 4095 Golf Club and 6678 Showhorse reported cracked driveways. The Board asked Z&R to get an estimate for repair. The homeowner at 6678 Showhorse also reported black soot from his fireplace vent that he could not clean off. This area will be spot painted when DeCarlo's comes to paint this Summer.
3. The homeowner at 4180 Golf Club submitted an Architectural Request to replace a sliding glass door and 3 windows. The Board determined that they meet the appearance standards of the Island and approved the request. **M/S/C**

APPROVAL OF MEETING MINUTES

1. Minutes of the July 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.

FINANCE REPORT

Treasurer Bob Gadd submitted the July 2022 financial report and stated that we are within budgeted expenses and that the financials are in good shape. We still have the large expense for the painting pending. He also noted that the monthly dues collection continued to improve to \$3500 behind from \$6000 last month. Please check your accounts and bring them up to date as our expenses do not stop. The Board accepted the report. **M/S/C**

MANAGER'S REPORT

1. DeCarlo Painting will soon replace rotting wood and caulk the homes that are on this year's painting list. They will begin painting soon after that. See the list of homes to be painted on the Community Bulletin Board by the mail boxes.
2. According to COS Utilities, The Island is keeping within our Water Allocation. As of the end of July, we have just over 400,000 (cuft) out of 1,000,000 (cuft) remaining for the next 2.5 months. We have also received the new 4G modems and they have been installed on the sprinkler system controllers.
3. We are compiling a list of trees and bushes that need to be trimmed or removed. Scott Bruce and Willie Wooten will walk The Island in the next few days to review trees and bushes already listed and evaluate others for addition to the list. The work will be accomplished in the Fall.

LANDSCAPE UPDATE

The rock has been pushed back from the retaining wall behind 6768 Showhorse.

OLD/NEW BUSINESS

The Board will hold a 2023 budget discussion at Bill's home on September 2nd at Noon.

ADJOURNMENT: The meeting was adjourned at 11:20AM. The next meeting will be Tuesday, September 13, 2022 at Bill Heldt's home at 4170 Golf Club Drive.

Approved_8/24/2022_(date)

Submitted by:

Scott Bruce

Secretary, The Island HOA