

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
September 8, 2020**

The meeting began at 8:00AM at Clare Sumner's house at 4055 Golf Club Drive. Other Board members present were Bob Gadd. Bill Heldt. Linnea Mellinger (Z&R). Absent: Clay Woodman and Scott Bruce

HOMEOWNERS FORUM/ACC REQUEST

6638 Showhorse- request to have area where there are pavers, to have concrete 10ft next to garage, going along the side of the home. New concrete step at front of the home. (Approved 3/0 Sumner/Gadd)

6629 Showhorse- replace 10 x 10 concrete patio in the back. (Approved 3/0 Sumner/Gadd)

4235 Greens Drive- request to install handrail along front stoop and to be painted exterior color. (Approved 3/0 Sumner/Gadd)

4145 Golf Club- request to install handrail at front entry and paint handrail white. (Approved 3/0)

Linnea suggested adding handrails to the preapproved list so when owners have this request it can be approved, per the approved guidelines. Guidelines for handrails at the front entry must be consistent to the wood hand rails in the community-no metal handrails. Wood handrails can be either the exterior home color or trim color.

APPROVAL OF MEETING MINUTES

1. Minutes of the August 11, 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 overview of draft August 2020 financial report and stated that we within budgeted expenditures and that the reserves are fully funded. Clare Sumner recommended approval and Bill Heldt seconded. Financial Report was approved 3/0. The Board reviewed the 2021 Budget and approved as submitted.

Linnea discussed the insurance deductible line item in reserves. Reserves are typically for capital improvements any expensed out of Reserves that is not a capital expense is paid back within the same budget year. Insurance deductibles are typically taken out by

insurance adjuster. After discussion, it was decided to have Waugh and Goodwin review and CB Insurance and have for the October meeting.

MANAGER'S REPORT

1. Clare's letter on the budget and other HOA business and Linnea's pre-annual letter was reviewed and approved to go out to homeowners.
2. Trim repair estimate was reviewed. (Approved 3/0 Sumner/Heldt)
3. Gutter Cleaning bid was reviewed. All Year Gutter gave a fall and spring bid. Cost for fall and spring clean-up is \$2900 each clean. Approved to have All Year due fall clean up.
4. Heat tape bid was reviewed, cost for doing home at 6609 Showhorse is \$395. This is to replace the heat tape that at some point was removed during one of the roof replacements and not replaced. Clare will get list of homes that may possibly need heat tape in the future.

LANDSCAPE UPDATE

1. Dead bush at 6749 Showhorse Crt. Clare has asked for a cost of various bushes for replacing dead bushes in the spring.
2. Regulators are ordered. Olson plumbing said that they thought 7 to 10 days for them to get in and then work will be scheduled. Linnea will check on where they are at in scheduling.

OLD/NEW BUSINESS

1. A couple homeowners have had window leaks. The company that installed the windows have been contacted, Brett is handling it through them. Clare asked if there was still a warranty, Linnea will check on what has been done and also warranty.
2. Linnea has requested to have several homes gutters/downspouts changed out but have not heard from Best Buy Gutter on when work will be done. She will see if Seamless Gutters can do the work.

ADJOURNMENT: The meeting was adjourned at 9: 45 AM (unanimous: 3/0). The next meeting will be October 13, 2020.

Approve _____(date)

Submitted by:

Linnea Mellinger
Property Manager