

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
September 14, 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 and Bill Heldt. Rita Steinhauer was absent. Jerry Huscher and Reagan Clark (Z&R) were also present.

HOMEOWNERS FORUM/ACC REQUEST

The Board received a letter from the homeowner at 6619 Showhorse Court concerning a problem with the vent for his gas fireplace. He was advised by a repair technician to replace it as it was causing his pilot light to not remain ignited. He wanted other homeowners to know in case they also had this problem. Gas leaking into the house due to this issue could be a problem. The Board gave the letter to Z&R for reference.

APPROVAL OF MEETING MINUTES

1. Minutes of the August 10, 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 was unable to submit an exact August 2021 financial report due to Z&R's switch over to a new computer program. It is projected that the report will be available by the end of September. He stated that we are in better shape than July as most of the Special Assessment payments have been received.

The Board reminds those homeowners that have not as yet sent in their Special Assessment payments to kindly do so! Unpaid assessments could affect your ability to vote at the Annual Meeting. Island Bylaws Article II, Section II.3 and Board Collection Policy dated 1/1/2006 Paragraph 1.D.

MANAGER'S REPORT

1. The date for the Annual Meeting has been set for Friday, October 15, 2021 at 6:00PM at Hilltop Baptist Church, 6915 Palmer Park Blvd (Peterson Road and Palmer Park Blvd).
2. The Board reviewed the proposed 2022 Budget and approved it for presentation at the Annual Meeting. M/S/C 4/0

3. Homeowners will soon receive a letter from Z&R containing information about the Annual Meeting and a copy of the proposed 2022 Budget.
4. We have 2 openings for new Board Members this year. If any Homeowner is interested in serving a two year term on the Board please inform any current Board Member or contact Jerry at Z&R as soon as possible.
5. Squirrels, Bobcats, Deer, and Raccoons have been spotted around the Island. Please **Do Not Feed** the wild animals. Some of these animals will stay around the Island and can be very destructive and also harmful to small pets.

OLD/NEW BUSINESS

1. A question has come to the Board concerning mowing of the native grass areas. We normally contract for 3 native area mows a season but added a 4th mow this season. The 4th mow should occur late this month or early October. Some homes in the Island have no native area and some homeowners have a private contract with JTB to mow their native area more often.
2. The Board asked Z&R and JTB to evaluate the report of a broken window at 4105 Golf Club Drive which occurred during the Wednesday, September 8, 2021 Mow.
(Open Item)
3. The Board asked Z&R to have Complete Windows assess the report of a leaky window at 6679 Showhorse Court. This is a window which was replaced as a result of the July 2016 Hailstorm. As a reminder the 5 year warranty on the windows replaced due to this incident will run out this Fall. **(Open Item)**
4. The Board is receiving inquiries for permission to and/or has noticed that some homeowners have already installed solar powered security lights and/or cameras on the front for their garages. In general, The Board will approve these security projects if the lights/cameras/solar panels are installed in an area 1 foot above the garage lights or the house numbers. The solar panels must be small and no larger than 8 inches by 8 inches. Under Article 6 (pages 10 & 11) of the Island Covenants, Homeowners are reminded that you have an obligation to submit plans to the Architectural Committee (The Board) before beginning any exterior improvements. The Board then has 30 days after delivery of the plans to evaluate the project and approve or not approve.

ADJOURNMENT: The meeting was adjourned at 10:10AM (4/0). The next meeting will be October 12, 2021.

Approved_9//16/2021_(date)

Submitted by:

Scott Bruce

Secretary, The Island HOA