

**MINUTES OF THE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FOR  
THE ISLAND AT SPRINGS RANCH  
September 13, 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 Dennis Akkola were also in attendance.

**HEARING – None**

**APPROVAL OF MEETING MINUTES**

1. Minutes of the August 16, 2022 Homeowners Association Board meetings were previously approved via email.
2. Minutes were posted on [theislandatspringsranchhoa.com](http://theislandatspringsranchhoa.com) web site as well as the bulletin board.

**FINANCE REPORT**

Treasurer Bob Gadd submitted the August 2022 financial report and stated that we are in good shape. He reminded The Board that this month we will sustain the large expense for painting. He also noted that the monthly dues collection was \$4400 behind as compared to \$3500 last month. Residents are reminded that the dues are payable on the first of each month and incur a late fee if not paid by the tenth of the month. The Board accepted the report. **M/S/C**

**MANAGER'S REPORT**

1. The Board approved the invoice for wood replacement submitted by DeCarlo Painting and they have ordered the wood. They will soon replace rotting wood and caulk the homes that are on this year's painting list. Painting will begin soon after. See the homes to be painted on the Community Bulletin Board by the mail boxes. **M/S/C**
2. According to COS Utilities, The Island is keeping within our Water Allocation. As of the end of August, we have just over 280,000 (cuft) out of 1,000,000 (cuft) remaining for the next 1.5 months. This is good as September has historically been a dry month.
3. The Board approved the quote for concrete repair for the driveways at 4070 and 4095 Golf Club Drive by Rocky Mountain Concrete. **M/S/C**
4. The Board reviewed requests from a couple of homeowners for crack fill on their driveways. It has been several years since we last did this type of repair and the Board will evaluate the whole Island next year as it will be less expensive per unit to do multiple homes than one or two at a time.

5. The Board approved the purchase of a replacement flag from Affordable Flag as our American Flag is fraying. **M/S/C**

### **LANDSCAPE UPDATE**

1. The Board reviewed the list of trees and bushes that need trimming or removal. We prioritized the list to remove all dead trees and those that are severely overgrown. We directed Z&R to get multiple bids. Once a bid has been accepted, the work will begin. We have increased the amount of money for tree maintenance in next year's budget and will place trees we did not trim this year on next year's list.

2. To close out the mowing season, JTB will not mow but will aerate the lawns on September 28<sup>th</sup>, mow on October 5<sup>th</sup>, will not mow but trim bushes on October 12 and will do the last mow of the season on October 19<sup>th</sup>.

### **OLD/NEW BUSINESS**

1. The Board reviewed and approved the 2023 Island At Springs Ranch Budget for presentation at the Annual Homeowners Meeting. **M/S/C**

2. The Annual Homeowners Meeting will be held on Wednesday, October 19, 2022, in The Community Room at the Stetson Hills Police Station on Tutt Blvd. Check in will begin at 5:40pm and the Business Meeting will begin at 6:00pm. Homeowners are reminded that according to ARTICLE II. Section II.3 of the Association BYLAWS, members who are behind in the dues owed to the Association are not eligible to vote at The Annual Meeting. Homeowners should soon receive an Annual Meeting Packet from Z&R.

**ADJOURNMENT:** The meeting was adjourned at 9:50AM. The next meeting will be Tuesday, October 11, 2022 at Scott Bruce's home at 6629 Showhorse Court.

Approved\_9/20/2022\_(date)

Submitted by:

Scott Bruce

Secretary, The Island HOA