

**MINUTES OF THE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FOR  
THE ISLAND AT SPRINGS RANCH  
October 13, 2020**

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

**HOMEOWNERS FORUM/ACC REQUEST** - None

**APPROVAL OF MEETING MINUTES**

1. Minutes of the September 8, 2020 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**

Bob Gadd submitted the September 2020 financial report and stated that we are \$3147.00 over budgeted expenditures, mainly for sprinkler repair and landscape maintenance. The reserves are fully funded. Scott Bruce recommended approval and Clare Sumner seconded. Financial Report was approved 5/0.

**MANAGER'S REPORT**

1. The Board reviewed a proposal from Tall Timbers for 2021 Tree Maintenance. We asked Linnea to request a new bid deleting the deep root feed but adding blight control application. Will review at the November meeting.
2. The Board reviewed correspondence from Waugh & Goodwin (The Island's Accounting Firm) regarding how we manage the reserve fund for painting. Their opinion is that we are doing it an acceptable way.
3. The US Post Office has sent us correspondence informing the association that they are not responsible for repairs and key replacements for mail receptacles. It is the responsibility of each individual homeowner to make sure their lock works and/or to secure new keys from a locksmith, NOT the Post Office. The Board will be responsible to replace the entire mail receptacle when it becomes necessary.

## **LANDSCAPE UPDATE**

The Island did well this Summer with adhering to the Water Allocation Plan imposed by the City Utilities. We just recently installed new Pressure Regulators on the sprinkler system and are working to regulate the water pressure between the 3 zones.

## **OLD/NEW BUSINESS**

1. Wood replacement has been completed on the list of homes scheduled for painting this year and painting should begin next week. DeCarlo also will be re-staining front doors that have previously been identified.
2. Gutter problems on several Island homes have been repaired by Best Buy Gutters. Clare Sumner has the list and will be around soon to fill in the holes with cement on those homes that need it.
3. City Glass has been contacted to fix leaking replacement windows at 4005 and 4065 Golf Club.
4. REMINDER – Annual meeting by Zoom will be held Wednesday, October 21 at 6:00PM. Watch your email for the log-on information. Do not forget to send in your ballots. They must be received by Tuesday, October 20 to be counted.

**ADJOURNMENT:** The meeting was adjourned at 9:30AM (unanimous: 5/0). The next meeting will be November 10, 2020.

Approve\_\_ 10/16/2020 \_\_ (date)

Submitted by:

Scott Bruce,

Secretary, The Island HOA