

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
October 12, 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. Fred Steffers 4080 Greens Drive and Jerry Huscher (Z&R) were also present.

HOMEOWNERS FORUM/ACC REQUEST

The Board approved an Architectural Request from Fred Steffers to replace the two aluminum windows in his window wells with white frame windows from Renewal by Anderson. The windows have been ordered and will be installed when they arrive sometime after the first of the new year. The Board also approved an Architectural Request from Clare Sumner to install a canvas awning over the hot tub area on the back patio of his home.

APPROVAL OF MEETING MINUTES

1. Minutes of the September 14, 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 submitted the September 2021 financial report and stated that we are still over budget due to the increased insurance cost. The Special Assessment payments are still coming in and will eventually offset the shortage. Reserves were not funded for the month of September. M/S/C 4/0

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. Jerry told us that Regan Clark (Z&R) will fill in for him at the November Board Meeting.
3. We have two 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.

LANDSCAPE UPDATE

1. The Board asked Jerry to solicit an itemized bid from Tall Timbers for Tree/bush removal.
2. Two Fall yard clean ups will be scheduled in November and December. Sprinkler system turn off/blowout, Fall gutter cleaning and Fall bush/tree trimming will be scheduled in the next few weeks. Z&R will inform residents by email message when these events are scheduled.

OLD/NEW BUSINESS

1. The resident at 4205 Greens Drive has reported Woodpecker damage to their window trim. DeCarlo has been contacted to repair this to prevent further damage from the upcoming Winter weather.
2. The Board is actively seeking solutions for the lights for the flagpole and mailbox areas. We should soon receive two bids to evaluate for possible solar lighting.

ADJOURNMENT: The meeting was adjourned at 9:30AM (4/0). The next meeting will be November 9, 2021 at Bill Heldt's home at 4170 Golf Club Drive.

Approved_10/13/2021_(date)

Submitted by:

Scott Bruce

Secretary, The Island HOA