

**MINUTES OF THE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FOR  
THE ISLAND AT SPRINGS RANCH  
October 13, 2022**

The meeting began at 8:05AM at Scott Bruce's home 6629 Showhorse Court. Other Board Members present were Bob Gadd and Willy Wooten. Board Members Ken Hardison and Bill Heldt were excused. Jerry Huscher (Z&R) and Island Resident Dennis Akkola were also in attendance.

**HEARING**

Homeowner at 6639 Showhorse Court requested a replacement for the tree that was removed from their front yard after the bomb cyclone 3 years ago. The Board approved \$250 toward the replacement. **M/S/C**

**APPROVAL OF MEETING MINUTES**

1. Minutes of the September 13, 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**

1. Treasurer Bob Gadd submitted the September 2022 financial report and stated that we are approaching the end of the year within budget. He reminded The Board that final expenses for painting, tree removal and sprinkler maintenance are still pending. He also noted that the monthly dues collection was \$5500 behind as compared to \$4400 last month. The Board accepted the report. **M/S/C**
2. The Board reluctantly accepted Bob Gadd's resignation from the Board as of the end of the Annual Meeting on October 19, 2022. Thank you Bob for your faithful service to our community for over 20 years!!

**MANAGER'S REPORT**

1. The Board compared quotes from JTB and DeCarlo for snow removal for the 2022-23 season. The Board deferred a discussion to the new Board at the November 2022 meeting.
2. According to COS Utilities, The Island is maintaining our Water Allocation.
3. The Board reviewed the items for discussion at the Annual Meeting and updated the ballot to reflect the election of 2 Board Members for 2 year terms and 1 Board Member for a 1 year term to complete Bob Gadd's term.

4. Due to the contractor's schedule and the advent of colder weather, last month's Board approval of concrete work on a couple of Island driveways has been postponed to late Spring and warmer temperatures.

### **LANDSCAPE UPDATE**

1. Annual Fall bush pruning will take place Tuesday, October 18<sup>th</sup>.
2. The last mow of the season will happen on October 19<sup>th</sup> and the sprinkler system is scheduled to be shut down and blown out on October 26<sup>th</sup>.

### **OLD/NEW BUSINESS**

1. **Reminder** - 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 should have received an Annual Meeting Packet from Z&R.
2. Dead trees and a few severely overgrown evergreens are scheduled to be removed by Affordable Trees the week of 3-9 December. We have increased the amount of money for tree maintenance in next year's budget and have placed the trees we did not trim this year on next year's list.

**ADJOURNMENT:** The meeting was adjourned at 9:10AM. The next meeting will be Tuesday, November 8, 2022 at Scott Bruce's home at 6629 Showhorse Court.

Approved \_\_\_\_\_(date)

Submitted by:

Scott Bruce

Secretary, The Island HOA