

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
December 7, 2021**

The meeting began at 1:00PM 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 Reagan Clark (Z&R) were also present.

HEARING

The Board reviewed an Architectural Request for the installation of a Pergola on the back patio at 6768 Showhorse Drive. The Board disapproved the request 5/0. The disapproval was due to the incompatible colors and the large size. The Board will consider a patio covering such as a retractable awning of the proper color.

APPROVAL OF MEETING MINUTES

1. Minutes of the November 9, 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 November 2021 financial report and stated that we are still slightly over budget, but the situation will improve because there will be no water bill to pay for November or December. Reserves were not funded for the month of November.
M/S/C 5/0

MANAGER'S REPORT

1. Affordable Tree and Shrub has given us the dates of January 26 through January 31 to remove trees and shrubs per our listing. The stump grinding crew will follow removal by a day or two.
2. The Board approved the 2022 Landscape Maintenance Contract with JTB Landscaping 5/0. No other company submitted a competitive bid for 2022.
3. The Board approved a contract with All Year Gutters for the Fall Gutter Cleaning.
M/S/C 5/0

LANDSCAPE UPDATE

The second Fall yard cleanup is scheduled for 3rd week in December.

OLD/NEW BUSINESS

The Board again reviewed the Draft Resolution Regarding Maintenance of Windows, Exterior Doors and Garage Doors. Board members requested a few corrections and will review/approve the resolution at January Board Meeting.

ADJOURNMENT: The meeting was adjourned at 2:30PM (5/0). The next meeting will be January 11, 2022 at Bill Heldt's home at 4170 Golf Club Drive.

Approved_12/13/2021_(date)

Submitted by:

Scott Bruce

Secretary, The Island HOA