

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
November 10, 2020**

The meeting began at 8:00AM at Clare Sumner's house at 4055 Golf Club Drive. Other Board members present were Bob Gadd, Bill Heldt and Rita Steinhauer. Scott Bruce participated by phone. Linnea Mellinger (Z&R), Jerry Huscher (Z&R), David Stevens, 4120 Greens Drive and Cliff Bishop, 4135 Greens Drive were also present.

HOMEOWNERS FORUM/ACC REQUEST

1. David Stevens requested that the Board communicate better with the residents before work such as tree removal or bush trimming begins so that they know when and what work is happening. That way if they have questions or concerns, these can be raised before irrevocable work is performed. The Board will try to do a better job with communications. It has been especially hard this year for us to pin down our contractors on when they are going to be here to perform work.
2. Cliff Bishop expressed his concern that JTB workers do not know what they are doing when they trim bushes and trees and may doing damage to them. He also asked when new trees and bushes would be planted to replace those recently removed. The Board plans to do this next Spring.
3. Ruth Ann Baldwin, 4170 Greens Drive, submitted a request to install a handrail by the front door. Approved, if it fits the pre-approved design of those already installed in the Island. She also requested approval for a dog ramp for the front steps made from plywood. Disapproved, the Board will revisit this request if a different design and or material is proposed.

APPROVAL OF MEETING MINUTES

1. Minutes of the October 13, 2020 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 October 2020 financial report and stated that we are \$10,000 over budgeted expenditures, mainly due to sprinkler repair and landscape maintenance. The reserves are fully funded. Bill Heldt recommended approval and Clare Sumner seconded. Financial Report was approved 5/0.

MANAGER'S REPORT

1. As of today only 6 homes need the trim completed to finish this year's painting list.
2. The Board asked Jerry (Z&R) to get CM Robinson to do a water seal test and then repair the leaky window at 4005 Golf Club Drive. The window is one of the replacements from the 2016 hailstorm.
3. The Board asked Jerry (Z&R) to ask All Year Gutter to schedule the Fall gutter cleanout.

LANDSCAPE UPDATE

The Board reviewed the test results from Olson Plumbing and JTB regarding the new high flow regulators installed on the Island's sprinkler system. We can now run 2 of the 3 zones at the same time as opposed to 1 resulting in a 33% increase in water volume. Next season this will enable us to run more zones in the water window that Colorado Springs Utilities allows.

OLD/NEW BUSINESS

1. The Board accepted a Letter of Resignation from Clay Woodman. Bill Heldt recommended approval and Clare Sumner seconded. Approved 4/0. Rita Steinhauer, who came in 3rd in voting at the Annual Meeting, was approved to fill Clay's remaining 1 year term. Clare Sumner recommended approval and Scott Bruce seconded. Approved 4/0.
2. Board Officers for the next year will be: Clare Sumner, President; Bill Heldt, Vice President; Scott Bruce, Secretary; Bob Gadd, Treasurer; and Rita Steinhauer, Director At Large. Bill Heldt recommended approval and Clare Sumner seconded. Approved 5/0.
3. A question was raised to the Board regarding the policy for short term rentals' According to Article 3, Section 3.1 of our Covenants, dwellings may be rented to an individual or single family pursuant to a lease or rental agreement which is (a) in writing, (b) for a term of at least 30 days, and (c) subject to all the provisions of the covenants. Discussion will continue at next month's meeting. Jerry (Z&R) is to provide us with examples of how other HOAs handle short term rentals.

ADJOURNMENT: The meeting was adjourned at 9:30AM (unanimous: 5/0). The next meeting will be December 8, 2020.

Approve __11/18/2020__ (date)

Submitted by:

Scott Bruce,

Secretary, The Island HOA