

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
November 9, 2021**

The meeting began at 8:00AM at Bill Heldt's home, 4170 Golf Club Drive. Other Board Members present were Scott Bruce, Bob Gadd, Ken Hardison and Willy Wooten. Reagan Clark (Z&R) was also present by Zoom.

ELECTION OF BOARD OFFICERS

President – Bill Heldt

Vice-President/Secretary – Scott Bruce

Treasurer – Bob Gadd

Ken Hardison and Willy Wooten will serve as **Delegates at Large**. M/S/C

APPROVAL OF MEETING MINUTES

1. Minutes of the October 12, 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 October 2021 financial report and stated that we are over budget, but it is improving as the Special Assessment payments come in. Reserves were not funded for the month of October. Bob and Bill have a meeting scheduled for November 10th with the accounting department at Z&R to discuss their new accounting program and procedures. M/S/C 5/0

MANAGER'S REPORT

1. The transition to Z&R's new management system is still ongoing. Financials should be completed in the next couple of weeks. The update of the website is close to completion and soon thereafter Z&R will hold a training session for the Board.
2. The homeowner at 6708 Showhorse Court reported problems with their gutters. Z&R has scheduled Family Gutter to assess the situation.

3. The homeowner at 4095 Golf Club Drive reported cracked and uneven driveway concrete. Z&R will solicit a bid for work and inform the homeowner we are looking into the repair.

LANDSCAPE UPDATE

1. The Board reviewed bids from Tall Timbers and Affordable Tree and Shrub for tree/bush/stump removal. The Board chose to go with Affordable Tree and Shrub's lower bid and asked Z&R to schedule the work.

2, The first Fall yard cleanup is scheduled for November 10th and the second cleanup is scheduled for the 2nd/3rd week in December.

OLD/NEW BUSINESS

1. New solar lighting has been installed on the flagpole and at the mailbox area for a reasonable cost thanks to the organization and effort of past Board President Clare Sumner.

2. The Board reviewed a Draft Resolution Regarding Maintenance of Windows, Exterior Doors and Garage Doors. Board members suggested a few minor changes and as the resolution is refined the Board will vote on adoption at either the December Board Meeting or in the interim by email.

ADJOURNMENT: The meeting was adjourned at 10:00AM (5/0). The next meeting will be December 7, 2021 at Bill Heldt's home at 4170 Golf Club Drive.

Approved_11/11/2021_(date)

Submitted by:

Scott Bruce

Secretary, The Island HOA