

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
November 8, 2022**

The meeting began at 8:00AM at Scott Bruce's home, 6629 Showhorse Court. Other Board Members present were, Diane Hise, Ken Hardison, Dennis Akkola and Willy Wooten. Jerry Huscher (Z&R) and Skip Wall were also present.

The Board recognized Skip for his past work on our Board for many years as well as his involvement with the Master Association Board. He has volunteered to be this Board's landscape advisor for which the Board also expressed its appreciation and thanksgiving.

Appreciation was also extended to Jan Hardison for her faithful work in organizing the annual Christmas charity projects.

HEARING

None.

APPROVAL OF MEETING MINUTES

1. Minutes of the October 13, 2022 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

Jerry Huscher presented the finance report, to include the budget, balance sheet and Aging Report. The HOA is financially in good shape as of September 30. Scott moved and Diane seconded the report. (5/0).

OFFICER REPORT

Officers for the new year were elected as follows: President: Scott Bruce; Vice-President: Willy Wooten; Treasurer: Dennis Akkola; Secretary: Ken Hardison; Member At Large: Diane Hise. (5/0)

MANAGER'S REPORT

1. The Board received a bid from DeCarlo's Painting for snow removal and compared it with JTB. Pricing and benefits exceed those of JTB. DeCarlo's Painting bid was selected with Willy moving and Dennis seconding the approval of the contract. (5/0)
2. The Board approved the gutter cleaning project as moved by Ken and seconded by Willy. (5/0) The project will be done after the second Fall cleanup.

LANDSCAPE UPDATE

- 1 JTB will do two winter waterings this season as approved by a previous Board meeting. These will be done in December and February. These are in lieu of the aeration project.
- 2 Our end of the season water allocation report from the city showed that we were within our allowed maximum for this year.

OLD/NEW BUSINESS

1. Window wells will be cleaned out at the request of the individual homeowners. Send an email request to Jerry at Z & R by November 30. The Board will evaluate the window wells submitted and contract the service.
2. Changing the paint schedule from the current cycle to a longer cycle for cost savings is being considered. Information from other HOA's is being sought as well as the recommendations made by DeCarlo Painting, our current painting contractor. Discussion to be continued at the next meeting.
3. The monthly board meeting has been changed to the third Tuesday of each month. This will provide for more current financial reporting. This motion was made by Scott and seconded by Diane. (5/0).
- 4 Diane will be our liaison with Classic Homes.
- 5 Changing sprinkler heads to make for more efficient use of our water allocation easier was discussed. Discussion to be continued at the next meeting.
- 6 Changing the insurance payment cycle to be Jan 1-Dec 31 will make the budgeting process easier and more accurate. Discussion to be continued at the next meeting.
- 7 Weed control this year was evaluated as poor. This will be monitored more closely the next season.
- 8 Zero-scaping was discussed and it was determined not to be practical nor possible at this time.

9 A current list of residents is available on the Island at Springs Ranch website. It contains only names of residents who have approved their name as listed.

ADJOURNMENT: The meeting was adjourned at 9:35AM. The next meeting will be December 20, 2022 at Scott Bruce's home, 6629 Showhorse Court.

Approved__11/15/2022_(date)

Submitted by:

Ken Hardison

Secretary, The Island HOA