

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
December 10, 2019**

The meeting began at 8:02AM at Clare Sumner's house at 4055 Golf Club Drive. Other Board members present were Scott Bruce, Bob Gadd, Bill Heldt and Clay Woodman. Linnea Mellinger (Z&R) was also present.

HOMEOWNERS FORUM/ACC REQUEST

None

APPROVAL OF MEETING MINUTES

1. Minutes of the November 12, 2019 Homeowners Association Board meeting 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 2019 financial report and stated that as of now we are within budgeted expenditures. Anticipating year end expenses that are still to come in the Board suspended funding Reserves until the next meeting. Bill Heldt recommended approval and Clare Sumner seconded. Financial Report was approved 5/0.

MANAGER'S REPORT

RESOLUTION (12-19) Rule Regarding Invisible Fences

Now, Therefore, the Board hereby adopts the following policy:

1. Owners that have invisible dog fences will be responsible for contacting the appropriate people to mark their fence prior to aeration being done.
2. Owners should ensure that their invisible fence has been installed to the correct depth so that any work done around the invisible fence will not affect the functionality of the fence.
3. The Association will not aerate in the area where an invisible fence is marked.

4. The association will apply a liquid aeration product such as “Revive” to the lot between homes and the front and backyards of the home where an invisible fence has been installed.

ADOPTED by the Board of Directors of The Island at Springs Ranch Association, Inc., effective 10 December 2019.

Driveway repair at 4070 Golf Club Drive – The Board approved a contract with Rocky Mountain Concrete, Inc. in the amount of \$500.00 to remove and replace the lower right slab of the driveway at 4070 Golf Club Drive if done with the driveway entrance paid for by the homeowner.

2020 Landscape Contract – The Board is reviewing contract bids from JTB and Presto for Landscape Maintenance for 2020.

LANDSCAPE UPDATE

Fall Clean-up – The second Fall clean-up will take place within the next 2 weeks.

OLD/NEW BUSINESS

Rezone/SaveSpringsRanch Team – Classic Homes submitted their revised proposal for a zoning change for the Springs Ranch Golf Course to the City Planning Department. The Planning Department has asked Classic Homes to respond to questions and resubmit their proposal. You can follow these actions by logging into: https://web1.coloradosprings.gov/plan/ldrs_ext/rpt/index.htm. Use password - greenways. This action will be followed by your Board and Mr. Lou Morales of the SaveSpringsRanch Team. If you have any questions you may contact him by email at loumorales@comcast.net.

Nails in front of driveways and the mailbox area – Nails have again appeared in front of certain driveways in the Island and in front of the mailbox area. If you find nails in front of your driveway or the mailbox, please notify the Police and Linnea at Z & R. Clare Sumner, our president, is periodically walking our property to look for nails.

ADJOURNMENT: The meeting was adjourned at 8:57AM (unanimous; 5/0). The next meeting will be January 14, 2020.

Submitted by:

Scott Bruce, Secretary, The Island HOA

Approved ____12/17/2019____ (date)