

**MINUTES OF THE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FOR  
THE ISLAND AT SPRINGS RANCH  
December 8, 2020**

The meeting began at 8:00AM on ZOOM. Board members present were Scott Bruce, Bob Gadd, Bill Heldt, Rita Steinhauer and Clare Sumner. Jerry Huscher (Z&R) was also present.

**HOMEOWNERS FORUM/ACC REQUEST**

Calvin and Patti Jolly, 4005 Golf Club Drive, by email expressed concern that the tree removal workers were careless in removing a dead aspen tree on their property and damaged two other aspens in the process. They also said the workers removed the stump of their lilac bush which was growing new shoots. They would like the lilac bush replaced. Clare will talk with them and assess the situation.

**APPROVAL OF MEETING MINUTES**

1. Minutes of the November 10, 2020 Homeowners Association Board meetings were previously approved via email.
2. Minutes were posted on [theislandatspringsranchhoa.com](http://theislandatspringsranchhoa.com) web site as well as the bulletin board.

**FINANCE REPORT**

Bob Gadd submitted the November 2020 financial report and stated that we are \$16,767 over budgeted expenditures, mainly due to the increased insurance costs. The onetime special assessment of \$175.00 per homeowner covered the overage. Also, no funds were committed to reserves, however the reserve funds are in good shape. Scott Bruce recommended approval and Clare Sumner seconded. Financial Report was approved 5/0.

**MANAGER'S REPORT**

1. All Year Gutters will be on property today and tomorrow to do the Fall gutter/downspout cleanout.
2. Last month the Board asked Jerry (Z&R) to schedule CM Robinson to conduct a water seal test and repair on a leaky window (one of the replacements from the 2016 hailstorm) at 4005 Golf Club Drive. He will check this out and let the Board know the outcome.

## **LANDSCAPE UPDATE**

The Board reviewed the Landscape Maintenance Contract for The Island from JTB. Scott Bruce recommended approval and Bob Gadd seconded. Contract was approved 5/0. Clare will talk with JTB to find out much it would cost to add a 4<sup>th</sup> native area mow.

## **OLD/NEW BUSINESS**

1. The nails are back! It has been 6 months with no problem, but 16 nails were collected on December 4<sup>th</sup>. We will monitor the situation and if more nails are found, we will again contact the police.
2. In regards to the HOA's position on short term rentals, Jerry (Z&R) is reviewing examples of other HOA's policies on this matter and will present his findings at next month's meeting.
3. Homeowners are reminded that the new monthly dues of \$310.00 per month begin with the January 2021 billing cycle.

**ADJOURNMENT:** The meeting was adjourned at 8:30AM (unanimous: 5/0). The next meeting will be January 12, 2021.

Approved\_\_12/10/2020\_\_(date)

Submitted by:

Scott Bruce,

Secretary, The Island HOA