

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
December 20, 2022**

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

HEARING

None.

APPROVAL OF MEETING MINUTES

1. Minutes of the November 8, 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

Dennis Akkola presented the finance report covering two months (October and November 2022). He has been working with Jerry (Z&R) to become familiar with their system. Dennis recommended some changes in the financial reporting most notably to remove several items like painting and gutter cleaning from reserves and establish them as their own line item, The reserve fund would remain as intended only as an emergency fund for unexpected expenditures. Z&R will adjust the way items on the financial report are labeled. As we come to the close of the year we remain in OK financial shape. Scott moved and Diane seconded to accept the report. (4/0).

Residents are reminded that per the 2023 Budget approved at The Annual Meeting, dues will be increased by \$35 a month from \$365 to \$400 beginning January 1, 2023. You should have received an email with instructions on how to change the amount. If you don't see it, please check your JUNK folder.

OFFICER REPORT

None.

MANAGER'S REPORT

1. Jerry suggested that he invite De Carlo's Painting to our next Board Meeting to discuss snow removal and to answer questions concerning our painting cycle and rotation.

2. Gutter Cleaning is scheduled for January 2 & 3, 2023.

LANDSCAPE UPDATE

1. Skip Wall reiterated the complaints that he has and has heard from other residents about the quality of work by JTB, to include speedy grass cutting, clumps of grass left on lawns, not trimming low-hanging tree limbs and shearing shrubs. He and Willy will monitor this more closely this Spring.

OLD/NEW BUSINESS

1. Adjusting the paint schedule from the current cycle to a longer cycle for cost savings remains under review.
2. It was recommended to sign the new contract with GFL for trash pick-up. This motion was made by Scott and Seconded by Willy. (4/0)
3. After much discussion it was recommended we accept another year contract with JTB for landscape maintenance minus the snow removal. This motion was made by Scott and seconded by Dennis. We will schedule JTB at a Board Meeting in early Spring to discuss our concerns with them. (4/0)
4. Jerry will provide us with a point of contact for De Carlo's to call for snow removal.
5. Jerry will have his assistant Darrion call Willy to set up a walk around to inspect the work done on tree removal and trimming done by Affordable Tree Service.
6. Changing sprinkler heads and control units to improve efficient use of our water allocation is to be discussed at our next meeting.

ADJOURNMENT: The meeting was adjourned at 9:45AM. The next meeting will be January 17, 2023 at Scott Bruce's home, 6629 Showhorse Court.

Approved _____(date)

Submitted by:

Willy Wooten for Ken Hardison

Secretary, The Island HOA