

**Metzler Ranch HOA  
Minutes: HOA Board of Directors Meeting  
Annual Meeting of Homeowners  
February 1, 2012**

**Board Members Attendance**

John Bryant, Don Furbush, Greg Korytkowski, Jim Wheeler, Alan Chenoweth  
Location: Phillip Miller Library, Castle Rock, CO

Meeting called to order at 7:00 PM by President John Bryant.

**Quorum Verification**

A Quorum was verified through attendance and executed proxy forms.

**Meeting Notice**

Mr. O'Connor reported that notice of the Annual Meeting was sent to Homeowners of record by first class mail 30 days prior to the meeting.

**President's Report**

President Bryant described the Board's efforts to handle HOA issues that arose during the past year. The Association was again able to keep homeowner dues at the same level as the past year.

**Management Report / Financials**

John O'Connor provided the HOA Financials to the Board in written form. For the twelve-month period Cash on hand was \$85,915.89. Operating Income was \$175,220.58 and Operating Expenses were \$171,270.31; resulting in an Net Operating Income \$3,950.27.

The 2012 budget identical to the 2011 budget was proposed to and approved by the Board.

**Election of Board Members**

Three Board vacancies were open for voting at the meeting. Don Furbush, Greg Korytkowski and Eoin McPheeters were nominated to fill the open Board positions. These three homeowners were elected to the Board by Acclamation rather than the casting of ballots.

**Old Business**

No Old Business issues were identified.

**New Business**

Discussion took place concerning the current situation regarding number of homes in foreclosure and for sale within the community.

The topic of tree planting East of the commercial property at the corner of Woodlands and Founders Parkway was discussed. President Bryant will contact town personnel to discuss plans that have been previously submitted.

March 15 dues mailing will include notice of 2012 season for home painting, fence maintenance, yard care and weed control. Depending on space available in the notice there may be a reminder of possible HOA recourse to enforce covenants.

**Adjournment:**

A motion was made, seconded and carried to adjourn at 7:45 PM.

Respectfully for the Board,  
Greg Korytkowski