

Metzler Ranch HOA
Minutes: HOA Board of Directors Meeting
Annual Meeting of Homeowners
January 27, 2015

Board Members Attendance

John Bryant, Don Furbush, Greg Korytkowski, Eoin McPheeters, Peter Perez

Mr. John O'Connor, Pristine Communities
Location: Phillip Miller Library, Castle Rock, CO

Meeting called to order at 7:00 PM by President Eoin McPheeters.

Quorum Verification

A Quorum was verified through attendance and executed proxy forms.

Meeting Notice

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

Approval of Minutes

Minutes of the previous Annual Meeting were approved

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 \$123,890.92. Operating Income was \$173,057.35 and Operating Expenses were \$151,120.67; resulting in a Net Operating Surplus of \$21,936.68.

Mr. O'Connor shared that Woodland's fence replacement was estimated at approximately \$130,000, which is one of the reasons for having a significant Reserve Fund Balance.

The 2015 budget essentially identical to the 2014 budget with a 2% increase in Landscape Maintenance contract.

Election of Board Members

Three Board vacancies were open for voting at the meeting. Board members John Bryant and Pete Perez were elected to fill the open Board positions.

Old Business

No Old Business issues were identified.

New Business

A Homeowner described addition of Solar Panels to his home

Another Homeowner voiced concerns regarding water resource and cost management. The Board described efforts past and currently under way to maintain water costs.

A question was raised regarding the work to complete modifications to drainage installed by the HOA to complete the sidewalk on the South side of Founders Blvd. The Town is handling the project and has not kept the Board apprised of plans or progress.

A motion was made, seconded and carried to adjourn at 8:00 PM.

Respectfully for the Board,
Greg Korytkowski