

**Metzler Ranch HOA**  
**Minutes: HOA Board of Directors Meeting**  
**Annual Meeting of Homeowners**  
**January 28, 2014**

**Board Members Attendance**

John Bryant, 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.

**Special Wild Animal Presentation**

Officer Hutchings from Castle Rock Animal Control presented information regarding how to deal with an increase of Coyotes and related wild animals in the community. Coyote incidents report to Colorado Department of Parks and Wildlife. Coyotes are generally afraid of humans and pursue smaller animals such as rabbits and small pets left unattended outside. When encountering coyotes one should make noise, possibly throw small rocks or sticks. When traveling on trails keep pets on a leash. He reminded the meeting that Castle Rock does have and enforce leash laws. If you encounter a coyote on a trail you should not provoke it as they may be protecting young or territory. Officer Hutchings also shared that children are not regarded as prey by coyotes; that they like smaller, easier prey. Coyotes are able to scale 6

**Approval of Minutes**

Minutes of the previous Annual Meeting were approved

**President's Report**

President McPheeters shared the success of some of the landscape irrigation modifications in controlling water costs for 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 \$100,818.37. Operating Income was \$200,617.26 and Operating Expenses were \$178,813.44; resulting in a Net Operating Surplus of \$21,803.82.

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 2014 budget essentially identical to the 2013 budget with minor change to water budget was proposed to and approved by the Board.

**Election of Board Members**

Three Board vacancies were open for voting at the meeting. Board members Don Furbush, Greg Korytkowski and Eoin McPheeters were elected to fill the open Board positions.

**Old Business**

No Old Business issues were identified.

**New Business**

A Homeowner thanked the Board for successful efforts in resolving relocation of the Black Hills Energy pole, and community efforts in general.

Mr. O'Connor shared that there would be a 29 January meeting concerning possible development of property south of Black Feather and east of Front Street. The meeting was scheduled for 6:30 PM and interested community residents were encouraged to attend.

**Adjournment:**

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

Respectfully for the Board,  
Greg Korytkowski