

METZLER RANCH HOA
April 10, 2018

This meeting of the Board of Directors was called to order at 7:15 P.M.

Quorum

Greg Korytkowski John Bryant Steve Callery Phillip Johns Tony Garcia

Jacquie Perez was present for the ARC.

Randy Watt was present for the Managing Agent, WSPS, Inc.

Approval of Minutes

The minutes of the meeting held on January 9, 2018, were approved as submitted.

Homeowners Forum and Guests

Cara Reid with the town of Castle Rock was present to offer her services as the town representative to communities. Homeowners discussed the limitations for parking/storing vehicles on the public street (72 hours), the addition of a pet waste station to the west side of Woodlands Blvd. at Trail Boss (board approved), and clarification of homeowner and HOA owned/maintained fences. It was further noted that 3-rail fences abutting Common Areas are maintained by homeowners. Fences between backyards are shared fences by those homeowners adjacent to the fence.

Architectural Review Committee (ARC)

Ms. Perez led a discussion in regard to the installation of front yard fencing. Items to consider would include style, height, materials, color, and for corner lots only. (More discussion required.) It was also noted that it may be time to update the current design Guidelines.

Landscape Maintenance

It was noted that the Spring aeration and fertilizations have taken place.

Management Report and Financials

- A. Review of Financials/Disbursements: Financials were accepted.
- B. 2018 Tax Preparation: The board approved the engagement of Jim Moore and Assoc.
- C. Meeting Dates: The board will try to schedule the quarterly meeting on the second Tuesdays in 2019.

Old Business

- A. Fence Staining: Mr. Watt reported that Marquez does not warranty the stain job when hit by sprinklers. The board would like to meet on site with Marquez.
- B. Enforcement Policy: The policy was updated and approved.

New Business

- A. Next Newsletter: Ms. Perez is working on the next newsletter.
- B. Founders Pkwy. Extension: It was noted that the state will be paying the HOA for a portion of Common Area to be taken in the expansion.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 8:45 P.M.