

**Metzler Ranch HOA**  
**Minutes: HOA Board of Directors Meeting**  
**July 26, 2011**

**Board Members Attendance :** John Bryant, , Jim Wheeler, Alan Chenoweth  
**Board Members not present:** Don Furbush and Greg Korytkowski.  
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.

**Previous Meeting Minutes**

Previous meeting minutes were approved

**Management Report / Financials**

John O'Connor provided the HOA Financials to the Board in written form for the period ending June 30, 2011. Operating Income for the six month period was \$79,868 and Operating Expenses were \$63,696 resulting in an Operating Surplus of \$16,269, as compared to a budgeted Operating Loss of \$ 427.00.

A discussion of properties in distress and arrears took place as well as a discussion regarding activities to pursue funds owed the HOA.

**Old Business**

The Board was advised that the fence repair project and the renovation to the Demonstration Garden were completed..

**New Business**

Two bid proposals were reviewed for the repainting of the 6 foot fence along Woodlands Blvd. A motion was made, seconded and passed approving the bid submitted by Collegiate Painting service in the amount of \$ 6,480.

The Board reviewed a resolution prepared by the Association's legal counsel that would provide for negotiation of a payment plan for delinquent homeowners rather than initiating Legal action. A motion was made, seconded and passé approving the resolution.

**Home Owner Forum / Comments**

A question was asked regarding the action being taken on those homes that are not maintaining their landscaping. \ President Bryant advised the homeowner that in addition to the general letter sent to all homeowners recently, individual letters were now being mailed to homeowners who continue to be in violation.

A question was asked about the situation of ice forming on the sidewalks in front of all homes. The homeowner was advised that each homeowner was responsible for the sidewalk in front of their home and if it was observed that a neighboring homeowner was not plowing their sidewalk they should contact the Code Enforcement Officer at the Town of Castle Rock.

**Adjournment:**

A motion was made, seconded and carried to adjourn at 8:10 PM.

Respectfully for the Board,  
John O'Connor