Metzler Ranch HOA
Minutes: HOA Board of Directors Meeting
September 23, 2014

Board Members Attendance
John Bryant, Greg Korytkowski, Peter Perez
Mr. John O'Connor, Pristine Communities
Location: Phillip Miller Library, Castle Rock, CO

Meeting called to order at 7:00 PM.

Quorum Verification
A Quorum was verified through attendance.

Home Owner's Forum
The Board heard from a homeowner regarding communication concerning a lightning strike at the Black Hills Energy pole on Black Feather. A letter from electrician Anthony Nicholas describing his assessment of the impacts of the lightning event was provided to Black Hills Energy.

Approval of Minutes
Minutes of the previous Board Meeting were approved

Management Report / Financials
John O'Connor provided the HOA Financials to the Board in written form. Results as of 31 August 2014: Operating Income was $130,325.20 and Operating Expenses were $105,558.15 resulting in an Operating Surplus of $24,767.05.

Mr. O'Connor identified status of properties and collections within the HOA, and notices of fines resulting from the Board's latest community inspection.

Mr. O'Connor also reported on water usage in the common areas:
- Woodlands zone water budget was 320,000 gallons; actual usage was 197,000 gallons
- Black Feather zone budget was 61,000 gallons; usage was 40,000 gallons
- Lazy K Park zone budget was 122,000 gallons; usage was 27,000 gallons

Related water costs were controlled due to sprinkler rezoning and monitoring.

Old Business
Property maintenance violations were discussed. Approximately 90 violation letters were originally sent, follow-up letters were sent to approximately 50 homeowners. As of the third week in September nine violations were not satisfied or in the process of satisfaction.

New Business
Landscape erosion was identified near mailboxes at 3693 Rawhide Circle. A plan is in place to mitigate the erosion caused by

Adjournment:
A motion was made, seconded and carried to adjourn at 7:35 P.M.

Respectfully for the Board,
Greg Korytkowski