

**Metzler Ranch HOA**  
**Minutes: HOA Board of Directors Meeting**  
**July 23, 2013**

**Board Members Attendance**

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.

**Home Owner's Forum**

There were no Home Owner Forum items identified.

**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. For the six-month period Operating Income was \$119,216.30 and Operating Expenses were \$79,993.84 resulting in an Operating Surplus of \$12,912.62.

Mr. O'Connor identified status of properties and collections within the HOA.

**Old Business**

There was no Old Business reported

**New Business**

Discussion took place regarding late receipt of water bills from the Town for irrigation water usage. Mr. O'Connor is having Douglas County Maintenance monitor water usage to control excess spending. Irrigation usage is down due to improvements installed previously

Further discussion took place regarding implementing the next phase of irrigation area reduction.

Concerns were voiced about homeowner not picking up after pets and discarding various waste materials in common areas or neighbors properties. The Board will watch for this and assess individual situations on a case by case basis.

**Adjournment:**

A motion was made, seconded and carried to adjourn at 7:35 PM.

Respectfully for the Board,  
Greg Korytkowski