

**Metzler Ranch HOA**  
**Minutes: HOA Board of Directors Meeting**  
**July 27, 2016**

**Board Members Attendance**

John Bryant, Greg Korytkowski, Tony Garcia  
Mr. John O'Connor, Pristine Communities  
Location: Phillip Miller Library, Castle Rock, CO

Meeting called to order at 7:02 PM.

**Quorum Verification**

A Quorum was verified through attendance.

**Home Owner's Forum**

Discussion occurred concerning noticed changes in trash pickup since Haulaway has implemented an articulated arm trash collection. John O'Connor will contact Haulaway to obtain a copy of their latest pick up policies.

**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 30 June, 2016: Operating Income for the six month period was \$87,522.38 compared with a budget amount of \$77,372.04 and Operating Expenses were \$70,685.12 compared with a budget amount of \$80,291.36 resulting in an Operating Surplus of \$16,837.26 compared with a budgeted amount of \$(2,919.32).

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

**Old Business**

Mr. O'Connor notified the Board that Richard Havel, Trails Planner with the Town of Castle Rock notified him the town had reseeded the common area affected by the construction of the sidewalk along Founders Parkway.

Mr. O'Connor to approach legal counsel concerning ability to access back yard properties to confirm complaints sent to the Board regarding homeowner non-compliance with covenant requirements.

**New Business**

A motion was passed to accept a Bid response from Marquez Fence to replace the community fence on the West side of Woodlands Blvd. It was agreed to move forward with the option to use #1 grade pickets and to decide on the painting and staining option upon receipt of additional information. The fence replacement is part of the plan to replace portions of the common fencing over the course of at least two years to control expenses. The remainder of common fencing along Woodlands is planned to take place over the next two years.

Mr. O'Connor is working with Bradley Property Consultants to perform a Reserve Study identifying the HOA financial outlay expectations for the future.

The Board discussed the increase in the number of incidents of painting and property modifications without submission of Design Reviews for the required HOA Approval. It appears most closely connected to absentee homeowners / rental properties.

Several homeowners have identified the presence of dead plants and trees. A review of the plants has been performed by DCM&R and approximately 8% of the plantings that took place 3 years ago have died. It was determined to be mostly the result of snow plowing throwing salt onto the plantings. As it has been 3 years since planting there is no warranty replacement available. It was decided to have DCM&R 'flag' the dead plants now for replacement in the Spring, 2017.

It was identified a homeowner had dumped sod on the open space behind their residence. A letter of non-compliance will be forwarded.

It was identified another homeowner had tall weeds on their property. A letter of non-compliance will be forwarded.

It was discussed that homeowners who had received letters identifying non-compliances earlier this year were given to the end of August 2016 to comply with covenants. A follow up drive-around inspection will occur in September 2016.

Several items were identified by the Design Review Committee for inclusion on the quarterly billing statements as notes to homeowners. Topics included responsibility of pet owners to pick up pet waste, need for submission and approval of Design Reviews, and prohibition of dumping on common areas. Notes will be included on a space available basis.

**Adjournment:**

A motion was made, seconded and carried to adjourn at 8:20 P.M.

Respectfully for the Board,  
Greg Korytkowski