

Metzler Ranch HOA
Minutes: HOA Board of Directors Meeting
March 24, 2015

Board Members Attendance

John Bryant, 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.

Quorum Verification

A Quorum was verified through attendance.

Home Owner's Forum

Mr. Keith Booton addressed the Board with concerns over communication concerning his Design Review Request for modifications to his property at 3725 Black Feather. Certain items were not approved due to conflicts with the HOA Covenants, and Mr. Booton expressed frustration and desire for clarification. Some members of the Design Review Committer were present and asked Mr. Booton to resubmit a bulleted list of items he wished approval for, and indicated they would make effort to take action on his request as quickly as possible. Discussion of the matter was halted, at which time Board Member Mr. Peter Perez submitted his resignation to the Board.

Mr. A. Chenoweth asked the Board to comment on acceptability and requirements for installation of a flagpole. The Board replied any request for a flagpole installation would be forwarded to the Design Review Committee and addressed with regard to both Covenants and any appropriate governmental guidelines for such an installation

Election of Board Officer Results

Eoin McPheeters, President
Don Furbush, Vice-President
John Bryant, Treasurer
Greg Korytkowski, Secretary

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 28 February, 2015: Operating Income for the two month period was \$39,513 compared with a budget amount of \$39,726 and Operating Expenses were \$23,124 compared with a budget amount of \$22,084 resulting in an Operating Surplus of \$16,389 compared with a budget amount of \$17,642.

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

Old Business

No Old Business was brought to the table for discussion.

New Business

Mr. O'Connor presented the proposed Landscape and Maintenance Contract for 2015, containing a 5% increase. The contract was approved by the Board.

Discussion took place concerning Design Review Request approval and return times, and the desire to decrease process times. As a result personnel responsibility changes have been made in support of the effort. Communication will continue to be handled through mail and Email as has been the case.

Adjournment:

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

Respectfully for the Board,
Greg Korytkowski