

Metzler Ranch HOA
Minutes: HOA Board of Directors Meeting
November 20, 2013

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 7:02 PM.

Quorum Verification

A Quorum was verified through attendance.

Home Owner's Forum

Several homeowners were present. Discussion took place regarding recent coyote sightings and the loss of a homeowner's pet. Prior to the meeting information was obtained from Colorado Parks and Wildlife regarding the proper manner to deal with the presence of coyotes. The material was shared and discussion of possible methods to deal with the issue resulted in a plan to request a representative from CP&W attend the annual homeowner's meeting in January to educate HOA members with acceptable options for dealing with wildlife.

A question was raised concerning the current status of an initiative by the owner's of the Walker Ranch to develop the property South of Metzler Ranch. Mr. O'Connor informed the Board and homeowners that there was no development plan or annexation approval by the Town at this time.

Barb Findlay or Metro Brokers addressed the meeting with proposal to assist with and possibly sponsor the annual HOA garage sale. She shared that preparation for the sale should start at least four months in advance and should be an on-going effort to bring attention to the event.

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 ten-month period ending October 31, Operating Income was \$202,136 and Operating Expenses were \$157,285 resulting in an Operating Surplus of \$22,029.

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

Old Business

Mr. Bryant reported on a meeting with Black Hills Energy in effort to move the communication pole recently installed on Black Feather. The town has easements on the property that the pole was hoped to be relocated to, and will not provide approval for installation of the pole. Two additional locations were identified and reviewed and found unacceptable by Black Hills Energy, however discussion is continuing.

New Business

Mr. O'Connor presented a proposed budget to the Board for 2014. The proposed budget was amended and the Board voted approval.

Mr. O'Connor canceled the current contract for community garbage and refuse removal. Upon doing so he advertised for bids and was able to obtain a contract without monthly fee increase. The Board approved acceptance of the contract.

Mr. O'Connor presented a Landscape contract to the Board which maintained current costs. The Board approved acceptance of the 2014 contract.

Discussion took place concerning pressure on maintaining budget expenses due to increases in costs in today's economic environment. While the 2014 Budget has managed to maintain control of expenses it is likely that next year will require an increase in HOA quarterly dues, and homeowners should start preparing for an increase.

A draft copy of the Notice of Annual Meeting of Homeowners was presented to the Board. The meeting is scheduled for Wednesday, 28 January at the Philip S. Miller Library at 7:00 P.M.

Adjournment:

A motion was made, seconded and carried to adjourn at 8:21 P.M.

Respectfully for the Board,
Greg Korytkowski