

Metzler Ranch HOA
Minutes: HOA Board of Directors Meeting
November 22, 2016

Board Members Attendance

John Bryant, Steve Callery, Eoin McPheeters, Greg Korytkowski, Tony Garcia
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

No Homeowners were present for the Homeowners' Forum

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 October, 2016: Operating Income for the ten month period was \$198,262.91 compared with a budget amount of \$156,825.40 and Operating Expenses were \$169,339.25 compared with a budget amount of \$134,146.60 resulting in an Operating Surplus of \$28,923.66 compared with a budgeted amount of \$22,678.80. The positive variance in Operating Income was due to a transfer of funds in support of the fence replacement along the West side of Woodlands Blvd.

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

Mr. O'Connor presented the Board with a proposed budget for 2017. The Board is to review and provide direction with regard to presentation of the proposed budget to the HOA at the Annual Homeowners Meeting

Old Business

Mr. O'Connor obtained legal counsel concerning ability to access back yard properties to confirm complaints sent to the Board regarding homeowner non-compliance with covenant requirements. Counsel's guidance is that each case would need to be addressed on an individual basis, and the Board should rely upon feedback from nearby neighbors. Complaints from two concerned homeowners can initiate HOA communications of covenant non-compliance with the homeowner in violation

New Business

Discussion took place regarding the favorable opinion of the fence replacement along the West side of Woodlands Boulevard by Marquez Fence. A motion was passed to approach Marquez Fence for the project to replace the community fence on the East side of Woodlands Boulevard at a cost not to exceed \$68,000. It was understood by the Board that the same materials and work performance would be experienced as on completed project.

Mr. O'Connor presented the Reserve Study completed by Bradley Property Consultants. The Study identifies planned expenses for a 40 year period, and has historically been performed every

7 years. The HOA is currently saving money into the Reserve Account in sufficient amount to remain solvent.

A motion was passed to accept the Snow Removal Bid / Contract submitted by DCM&R. The contract provides for clearing snow from HOA maintained sidewalk sections and areas around mailboxes located on HOA common spaces. The contract does not cover streets or sidewalks that are identified as Homeowners responsibility.

A motion was passed: 5 Board members For – 0 Against, to have Legal Counsel proceed with necessary actions to enforce identified non-compliances by Homeowners.

Notice of the Annual meeting of Metzler Ranch Homeowners will be sent 15 December 2016. The Annual Meeting is scheduled to take place 17 January 2017 in the Castle Rock Bank Room-West, at the Philip S. Miller Library at 7:00 PM

Adjournment:

A motion was made, seconded and carried to adjourn at 8:24 P.M.

Respectfully for the Board,
Greg Korytkowski