

Metzler Ranch HOA
Minutes: HOA Board of Directors Meeting
September 25, 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 6:56 PM by President Eoin McPheeters.

Quorum Verification

A Quorum was verified through attendance.

Home Owner's Forum

John Bryant provided an update on the relocation of the Black Hills Energy communication pole located on Black Feather. There is tentative agreement to relocate the pole to the Southwest corner of tract D. Several homeowners close to the location are in agreement with the proposed new location. Black Hills Energy legal department is writing the required easement for approval by Metzler HOA legal counsel.

Several Silver Dollar residents requested clarification on when holiday decorations may be put out. The Board provided guidance that the HOA documents do not address installation limitations, only that decorations are to be taken down by 30 days after the holiday.

A homeowner on Black Feather responded to notification that there was a complaint that they were operating a repair business out of their garage. John O'Connor described Town ordinances and HOA requirements. The Board took the issue under advisement.

A homeowner living on Purple Sage Loop discussed paint color schemes and requirements.

Homeowner forum closed at 7:23 PM.

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 eight-month period Operating Income was \$163,204.70 and Operating Expenses were \$132,309.30 resulting in an Operating Surplus of \$30,895.40.

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

Old Business

There was no Old Business reported

New Business

The Board voted and passed an Amended and Restated Collection Policy.

The Board voted and passed a motion to revoke and replace the Owner Initiated Insurance Claim Procedures.

The Board voted and passed Rules Regarding Patriotic and Political Expression.

The Board voted and passed Aesthetic Provisions Pertaining to Energy Efficient Measures and Renewable Energy Generation Devices with intent to amend the Planning Design Guidelines.

Further discussion took place regarding overnight parking of commercial vehicles on HOA streets.

Adjournment:

A motion was made, seconded and carried to adjourn at 8:06 PM.

Respectfully for the Board,
Greg Korytkowski