

**MINUTES OF THE
METZLER RANCH FILING NO. 1 HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 9, 2019**

MEETING CALLED TO ORDER:

The meeting was called to order at 7:00 p.m. The meeting was held at the Phillip Miller Library at 100 Wilcox, Castle Rock.

ROLL CALL:

Board of Directors present were Korytkowski, Bryant and Perez. Also present was James Fletcher, with PCMS.

DISCLOSURE OF POTENTIAL CONFLICT INTEREST:

It was noted that all general disclosure statements have been filed on behalf of the members of the Board of Directors as required by Colorado State Statute and are maintained as part of the Association's corporate files.

HOMEOWNER OPEN FORUM:

There were a few owners in attendance. The Board and management fielded questions from the owners.

MEETING MINUTES:

The first item of business was the review and approval of the April 9, 2019 meeting minutes. Upon review, a motion was made, seconded and with no public comment unanimously passed to approve the meeting minutes of April 9, 2019 as presented.

FINANCIAL REVIEW:

The unaudited financial reports through May 31, 2019 were presented for review. Upon final discussion, motion was made, seconded and with no public comment unanimously passed to approve the May 31, 2019 financials and delinquency reports.

UNFINISHED BUSINESS:

Mr. Fletcher noted that he has received website updates from Director Perez and inquired if any other Board members had any other updates. There were no other updates so Mr. Fletcher will have the website updated.

The Board discussed the staining and re-roofing of the gazebo. After discussion, it was noted that Mr. Fletcher will obtain bids to stain and re-roof the gazebo in the fall.

NEW BUSINESS:

The Board was provided with a proposal to remove two dead trees along Woodlands Boulevard, one dead tree on Black Feather and replace with deciduous trees recommended by Douglas County Maintenance and Repair. Additionally, the proposal included the removal of three dead Poplar trees behind Hondo Court. After review, a motion was made, seconded and with no public comment unanimously passed to approve the proposal as presented by Douglas County Maintenance and Repair.

The Board was provided with three emails from owners. The first one was related to an extension for paint, after review a motion was made, seconded and with no public comment unanimously passed to approve the variance until June 1, 2020.

NEW BUSINESS CONTINUED:

The second email was related to late fees on an owner account, after review, a motion was made, seconded and with no public comment unanimously passed to deny the request as this is not the first time this owner has been delinquent. The third was noting the parking problem on Black Feather and Quarterhorse, Mr. Fletcher explained to the owner that the streets are the responsibility of the Town but the Association will look for stored, inoperable and vehicles with expired tags.

ADJOURNMENT:

There being no further business to come before the Board the meeting was adjourned at 8:10 p.m. The next meeting will be held on October 8, 2019 at 7:00p.m. and will be held at the Phillip Miller Library.

IN WITNESS WHEREOF, the foregoing has been duly executed by the Board of Directors.

METZLER RANCH FILING NO.1 HOMEOWNERS ASSOCIATION

By _____
Secretary/Authorized Agent