

**MINUTES OF THE  
METZLER RANCH FILING NO. 1 HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
OCTOBER 8, 2019**

**MEETING CALLED TO ORDER:**

The meeting was called to order at 7:01 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, Perez, Callery and Johns. 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 hand full of 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 July 9, 2019 meeting minutes. Upon review, a motion was made, seconded and with no public comment unanimously passed to approve the meeting minutes of July 9, 2019 as presented.

**FINANCIAL REVIEW:**

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

**UNFINISHED BUSINESS:**

Director Bryant had meet with the owner that is building the little library, he noted that the owners have done a great job on the structure. They would like to know a location acceptable to place the little library. After discussion it was decided to place the little library near the gazebo in Tract B.

The Board was provided with proposal for the staining and the re-roofing of the gazebo. After review a motion was made, seconded and with no public comment approved the proposal from Heritage Roofing to replace the roof and will vote via email on the staining proposal.

**NEW BUSINESS:**

The Board discussed the dog station on Black Feather that is always full. After review a motion was made, seconded and with no public comment unanimously passed to approve a large receptacle for the station.

The Board was provided with a proposal for website hosting. After review, a motion was made, seconded a with no public comment unanimously passed to approve the proposal from Eon Update Web Strategy.

**NEW BUSINESS:**

The Board was provided with an email from an owner that requested that the late fees be removed from the account due to some personal matters. After review, a motion was made, seconded and with no public comment, unanimously passed to approve the request to remove the late fees from the account pm43657rc.

The Board was provided with the proposed 2020 budget. After review, a motion was made, seconded and with no public comment unanimously passed to approve the 2020 budget as presented.

**ADJOURNMENT:**

There being no further business to come before the Board the meeting was adjourned at 8:20 p.m. The next meeting will be the Annual Meeting held on January 14, 2020 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