

Metzler Ranch HOA
Minutes: HOA Board of Directors Meeting
March 27, 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 7:00 PM by President Eoin McPheeters.

Quorum Verification

A Quorum was verified through attendance and executed proxy forms.

Home Owner's Forum

There were no Home Owner Forum items identified.

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 two-month period Operating Income was \$41,892 and Operating Expenses were \$25,132 resulting in an Operating Surplus of \$18,528.

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

Old Business

Violation letters were sent to approximately 11 homeowners for Xmas lights still displayed more than 30 days after the holiday.

New Business

Discussion took place concerning the annual community garage sale dates. Sale target date is weekend of 8 June. A motion was passed to support garage sale flyers to a limit of \$250. John O'Connor will provide a draft letter.

Discussion took place regarding irrigation changes to the areas and Black Feather and Woodlands, and also Black Feather and Stampede. The changes are intended to conserve water and contain irrigation costs.

A motion was passed to have an additional fitting installed after the Town's irrigation water meter to enable the HOA to monitor and verify water usage.

Mr. O'Connor will generate a draft Spring Home Owner letter.

Adjournment:

A motion was made, seconded and carried to adjourn at 7:25 PM.

Respectfully for the Board,
Greg Korytkowski