

Metzler Ranch HOA
Minutes: HOA Board of Directors Meeting
April 27, 2016

Board Members Attendance

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

There were no Home Owner's Forum topics discussed

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 March, 2016: Operating Income for the three month period was \$45,069.03 compared with a budget amount of \$38,686.02 and Operating Expenses were \$36,218.98 compared with a budget amount of \$31,345.68 resulting in an Operating Surplus of \$8,850.05 compared with a budgeted amount of \$7,340.34.

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

Old Business

A letter was received regarding the inappropriate unauthorized use of All Terrain Vehicle(s) in the open space near Quarterhorse. The operator was not identified.

New Business

Mr. O'Connor provided a proposed Landscape maintenance contract for 2016. The Board voted to approve the contract with Douglas County Maintenance & Repair.

Mr. O'Connor provided information regarding repair and maintenance of the portions of fences that are the responsibility of the HOA. A motion was passed to have a new reserve study completed to evaluate options of repair, upkeep and replacement. Action on fence maintenance and repair is being delayed until receipt of the updated reserve study and potential costs, at which time the Board members will provide input to Mr. O'Connor with direction to proceed.

Richard Havel, Trails Planner with the Town of Castle Rock sent an Email regarding reseeding of the common area affected by the construction of the sidewalk along Founders Parkway, indicating reseeding will take place "...sometime this spring when the ground thaws."

It was identified that one of the signs prohibiting use of motor vehicles on the common areas was missing at the South corner of Quarterhorse and Black Feather. DCM&R has been contacted for a replacement.

It was identified that Sherwin Williams does not have a correct revision of the approved Association Color Schemes. Last August the HOA Design Review Committee re-developed the paint scheme master book and provided it to Sherwin Williams. A recent paint concern identified the inaccuracy. Discussions will take place with Sherwin Williams Management.

It was brought to the attention of the Board that stone and sod had been thrown from edges of the sidewalk to grass areas in multiple locations, likely by snow plowing efforts. DCM& R will be notified to correct the issue.

There was a report of possible chickens in the community, which is not allowed. An effort will be made to verify the existence of the chickens, and if verified a letter will be sent to the property owner.

The Board members attempted to schedule the annual community drive-by inspection to identify property paint and maintenance issues. Possible date is May 21st.

Adjournment:

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

Respectfully for the Board,
Greg Korytkowski