

METZLER RANCH HOA
July 17, 2018

This meeting of the Board of Directors was called to order at 7:05 P.M.

Quorum

Greg Korytkowski John Bryant Steve Callery Phillip Johns

Jacquie Perez was present for the ARC.

Duane Farnsworth was present for DCM&R.

Cara Reed was present for the TOC.

Randy Watt was present for the Managing Agent, WSPS, Inc.

Hearings

- A. 4106 Storm Cloud Way: The homeowner is requesting a variance for "loading and unloading" his trailer. The board agreed to permit such activity provided the trailer is only within the community for 24 hours. The TOC can handle any violations of town ordinances.
- B. 1030 Stampede Ct.: The homeowner is seeking a variance to painting his garage door the body color of the home. The ARC would like to discuss this request further.

Approval of Minutes

The minutes of the meeting held on April 10, 2018, were approved as submitted.

Homeowners Forum and Guests

Homeowners requested the board look into limiting the number of rentals properties within the community and maintenance of the areas between the curb and the sidewalk in Phase2 (along Trail Boss and Stampede). Ms. Reed confirmed that responsibility appears to rest with the homeowners abutting the property.

Architectural Review Committee (ARC)

Mr. Bryant noted that certain revisions and additions are being considered.

Landscape Maintenance

- A. Updates: Mr. Farnsworth noted normal summer activities with water restrictions in place.
- B. Rock Borders Along New Fences: The board approved borders to keep water off fences (estimates #1 and #2 for
- C. Additional Fences 1100/1107 Hondo Ct.: The board approved estimates #1, #2, and #3a. Stain to be included.
- D. Re-Seeding Native Areas Behind Stampede Ct.: Approved for the Fall

Management Report and Financials

- A. Review of Financials/Disbursements: Financials were accepted.
- B. New Pet Waste Station Installed.
- C. Legal Comments- Letter from 1100 Hondo Ct.: The board will review the opinion from counsel.

Old Business

There was no discussion.

New Business

There was no discussion.

Adjournment

There being no other business to come before this meeting, upon motion duly made, the meeting was adjourned at 9:00 P.M.