

Metzler Ranch HOA
Minutes: HOA Board of Directors Meeting
July 22, 2014

Board Members Attendance

John Bryant, 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.

Quorum Verification

A Quorum was verified through attendance.

Home Owner's Forum

The Board heard from a homeowner regarding re-staining their property fence. A recommendation was provided regarding pressure washing.

Another homeowner reported a lightning strike near their home, feeling it was due to the installation of the Black Hills Energy pole. A Board member will contact the installation engineer from Black Hills Energy in attempt to learn more.

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 30 June 2014: Operating Income was \$89,128.64 and Operating Expenses were \$76,488.33 resulting in an Operating Surplus of \$12,640.31.

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

Mr. O'Connor also reported on water usage in the common areas:

- Woodlands zone water budget was 378,000 gallons; actual usage was 353,000 gallons
- Demonstration Garden zone budget was 144,000 gallons; usage was 40,000 gallons
- Lazy K Park zone budget was 72,000 gallons; usage was 51,000 gallons

Related water costs were controlled due to sprinkler rezoning and monitoring.

Old Business

There was no old business discussed

New Business

The Board will meet in early August to tour Metzler HOA to review progress on properties identified as needing upkeep or repair, and to identify any additional properties that notices may be sent in time for homeowners to perform maintenance during good weather.

Adjournment:

A motion was made, seconded and carried to adjourn at 8:20 P.M.

Respectfully for the Board,
Greg Korytkowski