

**Metzler Ranch HOA**  
**Minutes: HOA Board of Directors Meeting**  
**July 28, 2015**

**Board Members Attendance**

John Bryant, Greg Korytkowski, Eoin McPheeters  
Mr. John O'Connor, Pristine Communities  
Location: Phillip Miller Library, Castle Rock, CO

Meeting called to order at 7:07 PM.

**Quorum Verification**

A Quorum was verified through attendance.

**Home Owner's Forum**

There were no Home Owner's Forum topics discussed

**Election of Board Officer Results**

Eoin McPheeters, President  
Don Furbush, Vice-President  
John Bryant, Treasurer  
Greg Korytkowski, Secretary

**Approval of Minutes**

Minutes of the previous Board Meeting were verbally provided by Mr. McPheeters and approved. Mr. McPheeters indicated written copy would be provided to Mr. O'Connor.

**Management Report / Financials**

John O'Connor provided the HOA Financials to the Board in written form. Results as of 30 June, 2015: Operating Income for the six month period was \$76,766.60 compared with a budget amount of \$77,372.04 and Operating Expenses were \$66,190.52 compared with a budget amount of \$79,128.86 resulting in an Operating Surplus of \$10,586.08 compared with a budgeted deficit amount of \$1,756.82. Favorable water conditions for the year resulted in an approximate \$4100 positive water expense variance.

Total Assets were \$149,714.77, Total Liabilities were \$4,033.75, Resulting in a Total Member Equity of \$145,681.02

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

**Old Business**

No Old Business was brought to the table for discussion.

**New Business**

A motion was passed to add 'weed wacking' of an area East of the community inaccessible by normal means to the Douglas County Maintenance grounds contract.

The Board will participate in a community inspection on or about 22 August at 8 AM.

Mr. Tony Garcia was appointed to the Metzler Ranch HOA Board to complete the term of Mr. Pete Perez, who resigned earlier this year.

**Adjournment:**

A motion was made, seconded and carried to adjourn at 8:07 P.M.

Respectfully for the Board,  
Greg Korytkowski