

Metzler Ranch HOA
Minutes: HOA Board of Directors Meeting
September 22, 2015

Board Members Attendance

John Bryant, Don Furbush, 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.

Homeowner Hearing

A covenant violation hearing was requested by Sean and Heather Dugan concerning chickens and related issues at their residence. Mrs. Dugan informed the Board that the chickens and related support material had been removed from the property. Mrs. Dugan also requested information on the process for modifying the HOA covenant requirements, which was verbally provided.

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 August, 2015: Operating Income for the eight month period was \$116,123.60 compared with a budget amount of \$117,098.72 and Operating Expenses were \$91,507.70 compared with a budget amount of \$110,474.48 resulting in an Operating Surplus of \$24,615.90 compared with a budgeted amount of \$6,624.24.

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 allow Mr. O'Connor to provide permission to access common open areas with motor vehicles provided acknowledgement for responsibility to repair any damages to the open areas by the parties requesting access.

As the community upkeep review was performed late in the year, it was decided that items identified as needing paint and / or stain would have a required completion date extended to April 15, 2016 to give homeowners time to complete their projects. It was noted that the Board intends to perform the annual community inspection much earlier next year.

Due to the acquisition of KWAL paints by Sherwin Williams the paint schemes and related books have been updated to accommodate manufacturer color changes and obsolescence. The color scheme books are now in the possession of the Design Review Committee.

Roxanne Fitzgerald of Pardekooper Realty addressed the Board with an offer to assist with the community Yard Sale for 2016.

Adjournment:

A motion was made, seconded and carried to adjourn at 7:52 P.M.

Respectfully for the Board,
Greg Korytkowski