

**Metzler Ranch HOA**  
**Minutes: HOA Board of Directors Meeting**  
**November 24, 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 7:05 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 October, 2015: Operating Income for the ten month period was \$158,089.27 compared with a budget amount of \$156,825.40 and Operating Expenses were \$124,086.76 compared with a budget amount of \$134,059.10 resulting in an Operating Surplus of \$34,002.51 compared with a budgeted amount of \$22,766.30.

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

**Old Business**

Discussion included progress on installation of signs reminding residents that motor vehicles are not allowed on or in the common areas. Douglas County Maintenance is currently in the process of installing 20 signs, one at each entrance to an open area.

**New Business**

Mr. O'Connor provided a draft HOA budget for 2016. The Board voted to have the proposed budget presented for approval at the annual HOA meeting in January.

The Annual Homeowner's meeting is scheduled to take place January 26, 2016 at the Castle Rock Bank, West Room. Notice of the meeting will be mailed December 15, 2015 and will include 1) Quarterly Billing Statement, 2) Notice of Annual Meeting, and 3) Homeowner's Proxy Card.

Three HOA Board of Director seats are up for elections.

The Board discussed the lack of homeowner participation and ways to stimulate participation.

**Adjournment:**

A motion was made, seconded and carried to adjourn at 8:04 P.M.

Respectfully for the Board,  
Greg Korytkowski