

Metzler Ranch HOA
Minutes: HOA Board of Directors Meeting
February 24, 2009

Board Member Attendance

John Bryant, Greg Korytkowski, Mark Thomas, Jim Wheeler
John O'Connor, Community Manager
Location: Phillip Miller Library, Castle Rock, CO

Meeting called to order at 6:58 PM by President John Bryant.

Quorum Verification

A Quorum was verified.

Homeowner Hearings

Mr. & Mrs. R. Bussey appeared before the board to appeal location of a shed on their property. After brief discussion the Board took the matter under advisement with an action item to reply within 7 days.

Mr. David Means and Ms. Margaret Perez of 3715 Rawhide Circle appeared before the Board and filed a complaint regarding property at 3703 Rawhide Circle. The complaint included poor condition of paint on the house, bicycles stored on the porch and the residents did not remove trashcans from in front of the premises.

Castle Rock July 4th Celebration

A member of the Parks and Recreation Commission appeared before the Board to provide information regarding a proposed July 4th celebration at the Baseball Fields located at Black Feather and Front Street. Plans potentially include two stages with live entertainment. Fireworks location has not yet been solidified. Additional meetings with Black Feather Condominiums and The Haven are yet to take place.

Homeowner Forum

David Means and Margaret Perez appeared before the Board to appeal denial of request to build 3rd car garage at 3715 Rawhide Circle. Application had been denied due to lack of architectural plans and drawings. Homeowners indicated they had been to the town and been told there was adequate space to build the garage addition. Homeowner was advised to resubmit the building with the appropriate documentation.

Election of Officers

The Board elected the following officers for 2009:

President: John Bryant

Vice-President: Don Furbush

Secretary: Greg Korytkowski

Treasurer: Mark Thomas

Minutes of Previous Meeting

A motion was made, seconded and passed to accept the minutes of the previous meeting that took place on November 25, 2008 as amended

Management Report / Financials

Mr. O'Connor reported the HOA Financials to the Board. Operating Income for January was \$41,189.30. Operating Expenses for January was \$10,029.64. Operating Surplus is \$31,159.66.

Manager's Report / Delinquencies

Mr. O'Connor presented the Board with a description of current delinquency status and related activities concerning efforts to recover those accounts. He also reported on satisfaction of complaints. A letter was received complaining of street parking. The Board responded that the Town is responsible for parking issues and it is not in the control of the HOA Board.

New Business

Douglas County Maintenance and Repair (DCM&R) appeared before the Board to discuss pending meeting with the Town in pursuit of permit to remove sod and alter sprinklers along Woodlands Blvd.

The Board voted to approve contract with DCM&R to remove sod, alter sprinklers and provide planting contingent on approval of permits by Town of Castle Rock at meeting scheduled for February 26th. Contract amount approved was \$81,374.20.

The Board voted to approve revised annual Maintenance Contract with DCM&R in the amount of \$16,542.

The next HOA quarterly billing statements are to be sent March 15th. John O'Connor needs any 'stuffer' information by March 7th.

Adjournment:

A motion was made, seconded and carried to adjourn at 8:13 PM.

Respectfully for the Board,
Greg Korytkowski