

Metzler Ranch HOA
Minutes: HOA Board of Directors Meeting
April 24, 2012

Board Members Attendance

John Bryant, Don Furbush, Greg Korytkowski, Eoin McPheeters, Jim Wheeler,
Location: Philip S. Miller Library, Wells Fargo Room
Castle Rock, CO

Meeting called to order at 7:00 PM by President John Bryant.

Quorum Verification

A Quorum was verified.

Election of Officers

Results:

President	Don Furbush
Vice President	Jim Wheeler
Treasurer	John Bryant
Secretary	Greg Korytkowski

Home Owner's Forum

Discussion regarding the telephone number for ice build-up took place. The Town is responsible. Ice conditions can be reported by calling **720-733-2462** or Email to roads@Crgove.com.

Previous Meeting Minutes

Previous meeting minutes of 25 October 2011 were approved

Management Report / Financials

John O'Connor provided the HOA Financials to the Board in written form for the period ending 31 March 2012. Operating Income was \$39,192 and Operating Expenses were \$32,088; resulting in an Operating Surplus of \$7,103, as compared to a budgeted Operating Surplus of \$7,673.

A discussion of properties in distress and arrears took place as well as a discussion regarding activities to pursue funds owed the HOA.

Old Business

Previous Violation letters have been satisfied. A discussion on street parking identified 72 hours as the maximum time a vehicle may be left without movement.

New Business

The landscape contract for 2012 was approved. Proposal includes at least one weed spray application. The contractor will be contacted if a second spray application is deemed necessary.

Garage Sale-Discussion was to recommend the first weekend in June. Eoin McPheeters will contact Jacquie Perez. Hope is to coordinate the same weekend as Founders and the Meadows. It was recommended Jacquie contact Willoughby and discuss possible signage.

Eoin identified the Boy Scouts are interested in doing a 'paint-a-thon', especially targeting fence staining. Individual homeowners would need to contact the Boy Scouts and make their own arrangements. Gary Willoughby was the Boy Scout contact for last year's Boy Scout project.

Relocation of mailbox – the Mailbox Pedestal from 3902 Maverick Court is to be relocated to between 3864 and 3856 Rawhide Circle. 42 homes serviced by the mailbox have approved the move. The Post Office has been notified and the board has approved the \$850 expenditure. Expected completion of the move is the end of June.

Driveways – no Design Review approvals of driveway repairs are required as long as the repair does not change size, shape or color.

Adjournment:

A motion was made, seconded and carried to adjourn at 7:50 PM.

Respectfully for the Board,
Greg Korytkowski