

Metzler Ranch HOA
Minutes: HOA Board of Directors Meeting
April 28, 2009

Board Member Attendance

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

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

Quorum Verification

A Quorum was verified.

Meeting Minutes

It was moved, seconded and passed to approve the March meeting minutes.

Management Report / Financials

Mr. O'Connor reported the HOA Financials to the Board. Operating Income for February was (\$1,146). Operating Expenses for February was \$10,329. Operating Deficit was \$11,409. For the three-month period Operating Income was \$74,376 and Operating Expenses were \$66,102; resulting in an Operating Surplus of \$8,274.

Mr. O'Connor also provided the Board the HOA Delinquency Report.

Old Business

Discussion took place regarding the landscape project along Woodlands Blvd. The Board requested John O'Connor to place a message on the Metzler HOA website to inform residents about the project and the effort to control water costs for irrigation. It was also the consensus of the Board that a letter of appreciation be sent to the contractor, Douglas County Maintenance for the timely completion of the project.

New Business

The annual community garage sale is scheduled for the weekend of May 15 & 16. Joe Howard will help with advertising.

In effort to remain within the water budget for irrigation, readings will be taken at the middle of the watering period and the water will be shut off if necessary to remain within the budget.

The Board requested John O'Connor to contact the town regarding the lack of progress by the developer in completing the landscaping at the North end of Woodlands Blvd.

The annual paint and repair walk-thru and review is tentatively scheduled for the weekend of May 15 & 16 pending Board member availability. The review will include fence condition as well as house paint and repair.

Next Meeting

The next HOA Board meeting is scheduled for July 28, 2009

Adjournment:

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

Respectfully for the Board,
Greg Korytkowski