

Metzler Ranch HOA
Minutes: HOA Board of Directors Meeting
July 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 Don Furbush.

Quorum Verification

A Quorum was verified.

Home Owner's Forum

No discussion was initiated from the floor.

Previous Meeting Minutes

Previous meeting minutes of 24 April 2012 were approved

Management Report / Financials

John O'Connor provided the HOA Financials to the Board in written form for the 6 month period ending 30 June 2012. Operating Income was \$79,013.59 and Operating Expenses were \$70615.50; resulting in an Operating Surplus of \$8,398.09, as compared to a budgeted Operating Surplus of \$497.10.

A discussion of properties in distress and arrears took place.

Old Business

Eoin McPheeters volunteered to contact a homeowner asking for additional time to complete property updates and discuss the current situation.

John Bryant obtained a quote to etch existing stone HOA signs to include a notice that Metzler HOA is a 'covenant controlled community'. The board passed a measure to have the etching completed.

New Business

John O'Connor presented information regarding feedback and questions resulting from fence maintenance notification to the community. Of particular concern was 'party fences' – where homeowners are responsible for one side of a fence between properties. John will draft an amendment to the HOA fence maintenance policy to clarify responsibility for upkeep and description of acceptable fence treatments. The Board will ratify the final version and distribute to HOA members.

Heavy rains and storms in early June damaged the walkways of the Demonstration Garden. A measure was passed to have John O'Connor have Douglas County Maintenance perform emergency repairs.

A motion was also passed to obtain a quotes for walkway improvement and installing additional 'boulders' in attempt to mitigate water runoff in the Garden, similar to previous installations.

The Design Review Committee provided information that of 57 notices sent indicating the need for paint and stain, only 15 remain undressed. The 90-day period to address the notices expires at the end of August, at which time notices of non-compliance are expected to be issued.

Adjournment:

A motion was made, seconded and carried to adjourn at 8:10 PM.

Respectfully for the Board,
Greg Korytkowski