

Metzler Ranch HOA
Minutes: HOA Board of Directors Meeting
Annual Meeting of Homeowners
July 27, 2010

Board Members Attendance

John Bryant, Don Furbush, Greg Korytkowski, Jim Wheeler
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.

Previous Minutes

Previous minutes were approved

Management Report / Financials

The HOA Financials were provided to the Board in written form. Operating Income for June 2010 was \$(699). Operating Expenses were \$19,263. Operating Deficit was \$(19,907). For the six-month period Operating Income was \$96,653 and Operating Expenses were \$103,018; resulting in an Operating Deficit of \$(6,365).

Old Business

A Dog issue was identified on Lazy K. The homeowners were advised to notify Animal Control. Animal Control cannot enforce HOA covenants, however they are able to enforce town ordinances

Homeowners with unkept yards have been sent letters identifying the situations.

There have been two hearings on roof color modifications. Both homeowners have been sent letters informing them of the Boards' decisions requiring them to comply with the covenants and design review documents.

The Complaint by Means & Perez with the Division of Civil Rights has been withdrawn.

New Business

Design Reviews:

Since January there have been requests submitted for 28 house paintings, 61 Re-roofs and 10 miscellaneous projects.

John Bryant has requested the town remove the weeds from the Woodlands median.

There will be a hearing August 12th with the Planning Commission concerning building a Senior Care facility south of the Car Wash at Woodlands and Founders Blvd.

7:45 PM

Adjourned to Executive Sessionn.

Adjournment:

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

Respectfully for the Board,
Greg Korytkowski