

**Metzler Ranch HOA**  
**Minutes: HOA Board of Directors Meeting**  
**July 28, 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 6:59 PM by President John Bryant.

**Quorum Verification**

A Quorum was verified.

**Meeting Minutes**

Discussion took place regarding the status of Woodlands Blvd. not being updated on the HOA website. It was moved, seconded and passed to approve the April meeting minutes.

**Management Report / Financials**

The HOA Financials to the were provided to the Board in written form. Operating Income for June 2009 was (\$353). Operating Expenses for June were \$13,552. Operating Deficit was \$13,905. For the six-month period Operating Income was \$161,185 and Operating Expenses were \$149,399; resulting in an Operating Surplus of \$12,485.

The HOA Delinquency Report was also provided to the Board in written form.

**Old Business**

Approximately 27 families participated in the community garage sale.

Jackie Perez will coordinate the 2010 HOA garage sale.

The garage sale notice needs to be removed from the community website.

**New Business**

The Design Review Committee submitted a summary of activities, including new colors available for use within the community.

Ann Himelstieb, Design Consultant with Kwal Paint identified a service available to homeowners by appointment to assist with color combinations for homes. Free consultations may be obtained by appointment on Thursdays, Fridays and Saturdays. Ann works out of the Parker Kwal office on 20 Mile and Longs Way in Parker. While the service is currently free of charge it may become a fee for service activity and may cost \$50 to \$60 in the future.

Officer Mendez of the Castle Rock Police informed the meeting that there is a neighborhood watch activity on-going while the children are out of school. The program

will be assessed statistically to determine it's success. Officer Mendez suggested that garage doors be kept closed and automobiles locked.

Recommendations on yard weeds and conditions should be forwarded to John O'Connor for review.

Homeowner that have received notice of required painting and repairs and have not made progress regarding those repairs and improvements will be contacted by the HOA.

**Next Meeting**

The next HOA Board meeting is scheduled for October 27, 2009

**Adjournment:**

A motion was made, seconded and carried to adjourn at 7:58 PM.

Respectfully for the Board,  
Greg Korytkowski