

**Metzler Ranch HOA
Minutes: HOA Board of Directors Meeting
Annual Meeting of Homeowners
September 28, 2010**

Board Members Attendance

John Bryant, Alan Chenoweth, Greg Korytkowski
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

John O'Connor provided the HOA Financials to the Board. Operating Income as of August 31 2010 was \$(731). Operating Expenses were \$18,417. Operating Deficit was \$(19,148). For the eight-month period Operating Income was \$136,733 and Operating Expenses were \$131,912; resulting in an Operating Surplus of \$ 4,821.

Old Business

Roof color violations were reviewed and directions provided by the Board

New Business

The walkway in the Demonstration Garden is in need of repair. Two bids have been received for two types of walkway improvement; 1) flagstone set in sand and 2) breeze set in mortar mix. A motion was carried to accept the bid proposal for breeze set in mortar mix to repair the walkway.

There was discussion of signs being placed in the street by homeowners indicating children at play. Homeowners should contact the Castle Rock Police Department if they feel the signs are in an inappropriate location or use.

There was discussion of speed bumps. The town has indicated it does not desire to install speed bumps.

Next Meeting:

Tuesday 23 November.

Adjournment:

A motion was made, seconded and carried to adjourn at 7:45 PM.

Respectfully for the Board,

Greg Korytkowski