

**Metzler Ranch HOA**  
**Minutes: HOA Board of Directors Meeting**  
**October 27, 2009**

**Board Members Attendance**

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

Meeting called to order at 6:58 PM by President John Bryant.

**Quorum Verification**

A Quorum was verified.

**Hearing on 3990 Stampede Drive**

A number of violations were identified including storage of snow plow and construction trailers in driveway, damaged / un-repaired rear fence and condition of rear deck. Mr. Averitt (owner) discussed situation with the Board, requesting 2 weeks to repair property. He also indicated he has communicated with the tenant, and that the tenant had obtained remote storage for the snow plow and trailer. The Board approved Mr. Averitt's request for two weeks, identifying November 15<sup>th</sup> as the target finish date for repairs. The Board also requested Mr. Averitt advise his tenant that the trailer may only remain resident for 48 hours at a time.

**Meeting Minutes**

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

**Management Report / Financials**

The HOA Financials were provided to the Board in written form. Operating Income for September 2009 was (\$569). Operating Expenses for June were \$18,304. Operating Deficit was \$18,874. For the nine-month period Operating Income was \$200,749 and Operating Expenses were \$192,785; resulting in an Operating Surplus of \$7,953.

**Old Business**

No Old Business issues were identified.

**New Business**

Mr. O'Connor presented information to the Board regarding several foreclosures within the community and respective status of those properties.

It was pointed out that the sod removal, plantings and irrigation modifications were having positive affect upon water usage along Woodlands Blvd, resulting in controlling irrigation expenses and remaining within the new water budget for the Woodlands zone.

It was moved, seconded and passed to maintain HOA homeowner fees and rates at the current levels, avoiding rate increases.

It was moved, seconded and passed to tentatively hold the Annual HOA meeting on January 26<sup>th</sup>, 2010. The final date may need to move slightly due to the availability of locating and scheduling a meeting location.

The Town of Castle Rock has notified the Metzler HOA that we have until Spring of 2010 to re-vegetate the east end of Tract D. Erosion will require re-grading and seeding. Mr. O'Connor will obtain bid proposals and send letters of notification to four adjacent affected homeowners.

Several issues were brought forward by homeowners including nuisance lighting from an adjacent back yard, the condition of the area between sidewalk and street near the Goddard School, and a high level of Radon detected in one home addressed by increased basement ventilation. A comment was also offered that the Board should recommend power washing of fences prior to staining.

The Board retired to Executive Session. No motions or decisions were made while in Executive Session. The Board returned to regular meeting session at 8:35 PM.

**Next Meeting**

The next HOA Board meeting was scheduled for January 26, 2010.

**Adjournment:**

A motion was made, seconded and carried to adjourn at 8:38 PM.

Respectfully for the Board,  
Greg Korytkowski