

Metzler Ranch HOA
Minutes: HOA Board of Directors Meeting
Annual Meeting of Homeowners
November 23, 2010

Board Members Attendance

John Bryant, Alan Chenoweth, 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

John O'Connor provided the HOA Financials to the Board. Operating Income as of October 31 2010 was \$42,085. Operating Expenses were \$13,102. Operating Surplus was \$28,983. For the ten-month period Operating Income was \$178,162 and Operating Expenses were \$164,209; resulting in an Operating Surplus of \$ 13,952. A delinquency report was provided to the board.

Old Business

Comments were made that the middle walkway in the Demonstration Garden was completed and the project looked good so far.

New Business

Amber Watts from Waste Connections presented a proposal for waste pickup and recycling.

The board reviewed proposals from Waste Connections, Haulaway and Waste Management of Colorado for the contract for waste collection in Metzler Ranch. Upon consideration a motion was carried to have Mr. O'Connor approach Haulaway regarding the contract and proposed fees and to return additional information to the Board, with the intention that the Board will provide further direction after the meeting.

The annual meeting will be held at the Phillip Miller Library on 26 January 2011. The Board memberships held by Mr. Wheeler and Mr. Bryant are up for election. Notice of the meeting and elections will be mailed 4 January 2011.

Adjournment:

A motion was made, seconded and carried to adjourn at 8:17 PM.

Respectfully for the Board,
Greg Korytkowski