

Metzler Ranch HOA
Minutes: HOA Board of Directors Meeting
November 27, 2012

Board Members Attendance

John Bryant, Greg Korytkowski, Eoin McPheeters, Jim Wheeler,
Location: Philip S. Miller Library, Wells Fargo Room
Castle Rock, CO

Meeting called to order at 7:05 PM by President Don Furbush.

Quorum Verification

A Quorum was verified.

Home Owner's Forum

Mr. Randy Myers addressed the Board with questions and comments regarding Fence Maintenance and Design Guideline requirements.

Previous Meeting Minutes

Previous meeting minutes of 24 July 2012 were approved

Management Report / Financials

John O'Connor provided the HOA Financials to the Board in written form for the 9 month period ending 31 October 2012. Operating Income was \$158,237.68 and Operating Expenses were \$144,773.84; resulting in an Operating Surplus of \$13,463.84, as compared to a budgeted Operating Surplus of \$22,756.50.

A discussion of properties in distress and arrears took place.

Old Business

Mr. Bryant informed the Board that over 200 roofs were replaced in Metzler Ranch.

New Business

The Annual meeting will be held 23 January 2013 at the Castle Rock Bank East Room. Mr. Bryant's and Mr. Wheeler's terms will be expiring.

Mr. O'Connor presented a proposed budget for 2013. The negative impact of increased water costs was identified. A motion was passed to accept the proposed budget.

The Board asked Mr. O'Connor to obtain bids to install native grass on the East side of Woodlands Blvd., South of Black Feather. Direction was also provided to request inclusion of piping to facilitate sprinklers in the same area should sprinklers be required at a later date.

Adjournment:

A motion was made, seconded and carried to adjourn at 8:00 PM.

Respectfully for the Board,
Greg Korytkowski