

**Metzler Ranch HOA**  
**Minutes: HOA Board of Directors Meeting**  
**Annual Meeting of Homeowners**  
**January 23, 2013**

**Board Members Attendance**

John Bryant, Don Furbush, Greg Korytkowski, Eoin McPheeters, Jim Wheeler  
Mr. John O'Connor, Pristine Communities  
Location: Phillip Miller Library, Castle Rock, CO

Meeting called to order at 7:00 PM by President Don Furbush.

**Quorum Verification**

A Quorum was verified through attendance and executed proxy forms.

**Meeting Notice**

Mr. O'Connor reported to the Board that notice of the Annual Meeting was sent to Homeowners of record by first class mail 30 days prior to the meeting.

**Approval of Minutes**

Minutes of the previous Annual Meeting were approved

**President's Report**

President Furbush described the Board's efforts to handle HOA issues that arose during the past year. The Association was again able to keep homeowner dues at the same level as the past year. Efforts were expended to control increasing irrigation costs; maintain property values by monitoring paint, stain and roof replacements; improvement of the Demonstration Garden water erosion situation.

**Management Report / Financials**

John O'Connor provided the HOA Financials to the Board in written form. For the twelve-month period Cash on hand was \$91,494.96. Operating Income was \$164,481.99 and Operating Expenses were \$165,535.47; resulting in a Net Operating Deficit of \$1,053.48.

The 2013 budget essentially identical to the 2012 budget with minor change to water budget was proposed and was ratified by the homeowners

**Election of Board Members**

Two Board vacancies were open for voting at the meeting. Board members John Bryant and Peter Perez were elected to fill the open Board positions.

**Old Business**

No Old Business issues were identified.

**New Business**

Discussion took place concerning the current situation regarding collection of liabilities from foreclosed properties.

Discussion took place regarding dumping of street ice and heavy salted snow at the North end of the association. Discussion with the Town of Castle Rock is to take place regarding this matter.

**Adjournment:**

A motion was made, seconded and carried to adjourn at 7:25 PM.

Respectfully for the Board,  
Greg Korytkowski