

**Metzler Ranch HOA**  
**Minutes: HOA Board of Directors Meeting**  
**April 26, 2011**

**Board Members Attendance**

John Bryant, Don Furbush, Greg Korytkowski, Jim Wheeler, Alan Chenoweth  
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.

**Election of Officers**

A motion was passed to have the current officers remain in their current positions

**Previous Meeting Minutes**

Previous meeting minutes were approved

**Management Report / Financials**

John O'Connor provided the HOA Financials to the Board in written form for the period ending 31 March 2011. Operating Income was \$38,535 and Operating Expenses were \$31,645; resulting in an Operating Surplus of \$6,890, as compared to a budgeted Operating Surplus of \$6,298.

A discussion of properties in distress and arrears took place as well as a discussion regarding activities to pursue funds owed the HOA.

**Old Business**

The Board verified the Fire Danger notice was placed on the HOA website.

The status of the DORA inquiry into HOA practices was discussed. Mr. O'Connor had replied to inquiries regarding record keeping.

**New Business**

Community garage sale is scheduled for 3 & 4 June and will include Founders and Woodlands. The Keller and Williams real estate organization has indicated their willingness to help with signs for community garage sale.

Mr. O'Connor has approached the Castle Rock Utilities Commission in attempt to gain better visibility to the water meter reading / bill mailing / billing schedule. Schedule variability has made it difficult to monitor water usage and manage high use zones, especially the Woodlands sprinkler zone.

A quote was received to replace the high fence that is the HOA responsibility to upkeep:

- Cedar wood - \$59,409 for material and installation, \$9000 for removal of old fence

- PVC - \$72,450 for material and installation, \$9000 for removal of old fence  
It was decided that this year the HOA would spot repair and paint the existing fence.

A motion was passed to accept a bid of \$2100 to install fabric and rip-rap in the area adjacent to 3928 Black Feather in attempt to control erosion and run-off.

It was decided to have the Boy Scouts repair the gazebo in the Demonstration Garden and tear down the gazebo located in the common area between Black Feather and Rawhide Circle.

A bid was received on two alternatives to replace mulch in the Demonstration Garden. It was decided to check with the Metzler HOA Design Committee for input and recommendation.

### **Home Owner Forum / Comments**

A question was asked if the HOA would be raising fees. Answer-during the annual meeting it was identified that fees would remain at 2010 levels.

A question was asked if the HOA water budget can be met. Answer-we don't know, it will depend on how wet or dry the year is going forward. We will monitor water usage and try to shut off water to HOA area sprinklers for periods of time if it appears the usage will go over budget.

A homeowner asked for help with an irrigation water tank blocking their area and making noise. The Board indicated the tank will be moved.

A question was asked regarding who was responsible for 3-Rail fence repair and upkeep between homeowner property and adjacent areas. It was decided the matter would be researched for prior decisions and rulings. Mr. Wheeler indicated he had a copy of a previous memorandum and would share it.

### **Adjournment:**

A motion was made, seconded and carried to adjourn at 7:49 PM.

Respectfully for the Board,  
Greg Korytkowski