

Metzler Ranch HOA
Minutes: HOA Board of Directors Meeting
September 23, 2008

Board Member Attendance

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

Meeting called to order at 7:00 PM by President John Bryant.

Quorum / Minutes

A Quorum was verified. A motion was made, seconded and passed to accept the minutes of the previous meeting that took place on August 26, 2008.

Management Report / Financials

Mr. O'Connor reported the HOA Financials to the Board. Operating Income for August was \$516; Operating Expenses for August was \$16,060. An Operating Deficit of \$15,544 was reported. The eight month period Operating Income is \$116,753 and Operating Expenses are \$110,176 resulting in an Operating Surplus of \$6,576.

Delinquencies

Mr. O'Connor presented the Board with a description of current delinquency status and related activities concerning efforts to recover those accounts.

Water Bills

Mr. O'Connor presented the Board with copies of new water bills based upon new town of Castle Rock water budgets

Old Business

Property Violations

A number of notices were sent to HOA homeowners identifying issues that needed to be addressed, including yard and property maintenance.

Painting Notices

A number of painting notices were issued. Additional updated comments and findings are to be included in updated 2008 Paint List.

New Business

New Town of Castle Rock Water Budget & Bills

Discussion took place concerning the amount of water used and cost, especially for the zone account 15858 with 44% over budget. It was moved and approved that John O'Connor obtain options and approximate costs to modify and possibly remove grass to lessen irrigation requirements.

It was anticipated that several residents would attend the board meeting to discuss Association violation notices. There were no HOA members other than the board present at the meeting.

Adjournment

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

Respectfully for the Board,
Greg Korytkowski