

Metzler Ranch HOA
Minutes: Board of Directors Meeting
February 27, 2007

Attending

J Wheeler, J Bryant, M Thomas, D Furbush, J O'Connor, R Brennan
Location: Phillip Miller Library, Castle Rock, CO

The session was begun with J O'Connor formalizing the Election of Officers for this year. Each sitting officer was nominated in turn. Additional nominations were requested from those in attendance, and with none received, nominations were seconded, and unanimously approved to continue for the another year.

Session called to order at 7:02 PM by President J Wheeler and Quorum verified

Minutes

Minutes of the previous (Annual) meeting were approved as submitted.

Management report

J O'Conner presented the state of HOA finances.

He then visited with us on the delinquent homeowner situation. 6 properties in particular were discussed in detail. Of note...the HOA will be receiving super lien funds on one property as it turns over, 1 homeowner has moved to the filing of a suit and trial, and 1 has established a payment plan. Also, 1 of the properties did pay in full. We believe these results are because of Pristine Communities diligence in pursuing collection efforts.

There is 1 property, which does require special handling. The delinquencies (in the amount of \$770.00) are the result of fines assessed, and compounded over a period of time. The board has acted to invite the owner to a hearing to attempt resolution. It was decided that if the homeowner responds to the hearing, fines may be reduced. If not, then collection will be pursued.

Old Business

Under-drain

The Melody Homes under-drain and the required inspection, in anticipation of future maintenance was discussed. The location of the cleanouts must be identified for that purpose. J O'Conner requested legal to draft a letter to Melody (D.R.Horton) as the designer/builder, to solicit their aid in locating the cleanouts. The Town of Castle Rock also should be aware of these, and may need to be contacted as well.

Garage sale.

There is a volunteer to head this up. Suggested that we schedule and announce on the web site. Further promoted that we offer some funding for advertising, etc. to demonstrate the HOA commitment to its success as a neighborhood activity. Further suggested that perhaps a Realtor in the neighborhood might have interest and offer some sponsorship/support.

Tracts C& D.

J O'Connor is in process of getting bids out to undertake this significant re-grading/re-seeding project. Still planning on completion before spring.

SB-100 Resolution on Enforcement.

J O'Connor is rebuilding our enforcement policy, and the fines have been restructured to more reasonable amounts. In addition, the Metzler Ranch HOA has adopted new letters, warnings, etc to incorporate the new structure.

New Business

Our Landscape Maintenance Services contract

This is a now 7-month contract, and the contracts/agreements have been restructured to represent that. Along with specifying the required services for specific areas, some services/locations have been changed to a more cost effective time and material basis.

Discussion/questions on common areas, particularly the "green belts". It was questioned how frequently these areas get mowing, etc. Much discussion on the topic including homeowners adjacent do planting, etc. We are reminded there may be liabilities were someone to become injured. The native grasses in there generally do best at a height of 12" or so...too long to satisfy most owners. J O'Conner offered that it would take a modification to the Declarations to establish "Limited Common Areas", to allow maintenance, but not ownership to adjacent owners. An impossibility however.

Reserve Study for long range planning.

A proposal for development of a Reserve Study was received and discussed again. This "living" document will set down the useful life of all HOA elements within the confines of Metzler Ranch HOA that need maintenance / rejuvenation / replacement, and the projected costs for each over the next 40 years. It was motioned, seconded and passed unanimously to proceed with the contract to build the Reserve Study.

Meeting adjourned at 8:07