

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

Attending

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

Session called to order at 7:00 PM by President J Wheeler and Quorum verified

Minutes

Minutes of the previous (February 27) meeting were approved as submitted.

Management report

J O'Conner presented the state of HOA finances. Tracking is slightly off budget projections. Bottom line is an operating surplus of \$12,660. Again tracked on the 9 seriously delinquent properties. Progress is slow but improving our overall delinquency picture.

Old Business

Landscape Maintenance Proposal.
Award made to DCMR for continued common area mowing, weeding, and maintenance.

Bid Proposals for work on Tracts C and D.

There were 4 bids received for improvement of these tracts. Waikoa Landscape Design, and DCMR offered bids for Tract D. Waikoa, at \$9600.00 and DCMR at \$12,141.00 This tract is quite straightforward with grading, planting, etc. The board motioned, seconded and unanimously approved Waikoa's bid be accepted. Bid was awarded and contract signed.

Tract C is another story. Bids were quoted in 2 directions due to the scope of work. Waikoa bid \$12,150 and \$14,900 respectively, and DCMR bid \$14,458 and \$17,208. Discussion followed and it was decided by the board to take a closer look at the DCMR bid. The board did not feel that Waikoa had a proper understanding of the work required. It was decided to request some additional concrete work from DCMR and an updated bid. Pending that update, the bid would be awarded to DCMR. Subsequent pricing received and bids were increased by another \$4780. The bid was accepted and awarded to proceed with the work.

Under Drain clean out location project

The under drain was accepted in 2000 by MSI. Because of the anticipated 6-year life, we have no recourse as a construction defect. DR Horton (Melody) was sent a letter asking for assistance in locating the under drain cleanouts, since we are unable to find them. 1 cleanout has since been located and we are exploring methods of locating the others and asking for help from Horton. Since the one located is far below ground, bids have been let to DCMR to locate, raise collars, and caps, then to project a cost for the entire system. We are needless to say, very fearful of the cost to locate for future maintenance.

New Business

Neighborhood help for the Benjamin family
It was asked that an item be posted to request meal preparation for the Benjamin family.
Decided to post to the web site the invitation and plea.

Meeting adjourned at 8:07