

**Metzler Ranch HOA
Minutes: HOA Board of Directors Meeting
April 22, 2008**

Attending

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

Session called to order at 7:02 PM by President John Bryant.

Quorum/Minutes:

With a Quorum verified, it was motioned, seconded and passed to accept previous minutes (March 25) as presented.

Management report/Financials and Budget for Ratification

Mr. O'Connor presented the financials to the Board. Our Operating Income for March was (\$1791), compared to budgeted figure of (\$1608). Operating expenses were \$11,588 compared to a budget of \$9,042 resulting in an Operating deficit of \$13,541 in comparison to a budgeted Operating deficit of (\$10,650). For the three month period the Operating Income is \$37,825 and Operating Expenses are \$33,541. This results in an Operating Surplus of \$4,283.

Delinquencies:

The Board reviewed the delinquency accounts in detail, and again the Board is pleased with the effect our management and legal representation are having on delinquent accounts. Garnishments, payment agreements are being negotiated and pursued with notable results.

Old Business

Garage Sale:

Metzler Ranch will hold the annual garage sale to coincide with the others in the region (May 16 and 17). Lynn Garrison is again leading this charge. Advertising and announcements to be posted.

New Business:

Fence Painting Contract:

Bids have been received and CPS came in within \$50 of the last contract. It was motioned, seconded and passed unanimously to award the contract to CPS. Note that repairs (picket replacement, etc.) will be detailed to Mr. O'Connor for individual approval, and that sterilization is to be coordinated with DCMR for the fence line in advance of the painting.

House Painting:

With the list from last year, we will schedule a walk through to follow up on homes that require paint. Note: there are numbers of requests coming in to the DRC for painting. We will do a walk through as well. The list from last year was distributed to the Board.

Call for adjournment

A motion was made for adjournment, seconded and the meeting was adjourned at 7:50 PM

Respectfully submitted by Ron Brennan