

Metzler Ranch HOA
Minutes: Board of Directors Meeting
April 24, 2007

Attending

J Wheeler, J Bryant, D Furbush, M Thomas, 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 (March 27) meeting were approved as submitted.

Management report

J O'Connor presented the state of HOA finances. Tracking is slightly off budget projections. Operating expenses to budget slightly off pace. Bottom line is an operating surplus of \$552 for the first quarter of 2007.

Review of the 9 delinquent properties. The property on Purple Sage did sell, and during foreclosure...consequently, we did receive the total arrearage of \$1635.30. One property on Raw Hide will after all be a write off of \$1681.14. The Branding Iron property will go to collection and a Black Feather property will go back to court to seek a judgment. Work continues on the remainder.

Old Business

Tract D improvements well underway, but weather delayed. Possibly 2 weeks to completion.

Tract C. The contract was awarded, with the amendment for the concrete pan along the lower portion of the property to the spillway above Founders. The board did have a chance to review and it was motioned, seconded and passed unanimously to finalize the contract with DCMR. Once again, weather will delay this project, and because of the concrete pumper, it will require very dry conditions to get equipment back there.

Reserve Study Progress.

Mr. O'Connor walked the Metzler Ranch property with Steven Bradley of Bradley Property Consultants to gather a total perspective of the physical situation, that the Reserve Study can be developed without overlooking anything. Of significant concern is the under drain system, and the responsibility for it's maintenance. Also, the difficulty we're having even locating cleanouts, etc. Bradley did suggest that this board review closely, and think about a couple of options: 1) being allocating funds now for what might be a very large investment, or 2) think in terms of a special assessment against future repair/replacement. We will have some preliminary data to review at one of our next meetings.

Under Drain clean out location project

Further discussion on this project...John identified 3 homes where locator services will be requested, that we can also attempt to locate the cleanouts, with metal detectors. We must know the utility locations, and then can isolate the cleanouts. It is understood further that homeowners were not appraised of the under drain and cleanouts, and told to keep the cleanouts unobstructed. It was motioned, seconded and passed unanimously that DCMR should proceed with locator (clean outs) efforts on the test sites.

New Business

Garage sale.

Plans moving forward. The committee has put out fliers and plans to hold the sale on May 11 and 12. It appears that no HOA funding will be required.

The Design Review Committee, Xeric

The DRC talked about the work being done to create a landscape specification for Xeric. The Town hasn't been of much help. John O'Connor is trying to come up with specifications built elsewhere that could be customized for us.

Motorbikes and damage

Motorbikes on common areas are not allowed. If observed, call the Police.

Tract D

Homeowner Johnson (1040 Stampede Court) asked for discussion on Tract D and clarification. He input that the HOA made an attempt to solve the erosion problem some years ago, and it did not work. John O'Connor did layout the entire plan, and the scope of the work being to re-grade and establish a stand of grasses, which will control the erosion over time. It was further stated by Jim Wheeler, that the site would be continuously monitored, as additional seeding may be required to fully establish the erosion control needed.

Call for adjournment

Meeting was adjourned at 8:02

Action item:

BOD to set a date, and walk the neighborhood looking specifically at homes in need of paint. Date to be determined.