

**Metzler Ranch HOA  
Minutes: Board of Directors Meeting  
May 22, 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  
Quorum verified.

**Minutes**

Minutes of the previous (Apr 24) meeting were approved as submitted.

**Management report**

J O'Connor presented the state of HOA finances as of April 30, 2007, which represents Operating Income for Feb 2007 was \$40,226, compared to a budgeted income figure of \$40,516. For the 4 month period, Operating income was \$77,048 and Operating expenses were \$55,751 resulting in an Operating surplus of \$21,296.

Seriously delinquent accounts: there are 6 properties in this category with review, and close scrutiny by Mr. O'Connor with out legal counsel and collections are in process as appropriate. Three properties are in foreclosure. Mr. O'Connor and Johnson are proceeding with allowable processes to seek action...pay plans set up, defaults on pay plans, final demands initiated, and liens placed, leading to lawsuits and trials.

**Old Business**

Tracts C and D are completed and looking good. Payments made.

Note: depending on the final nature of the grass stands established, it may be necessary to reseed in the future.

Common areas. It was agreed that mowing in the common areas would be delayed to allow stands to go to seed. Within the next week or so, all areas will be mowed. It was discussed that we spray for weeds following the mowing. There are some new products out, but cost prohibitive.

Tract N was brought up. Initially there was discussion about the day care taking on landscape responsibility for this tract. O'Connor to talk with day care. Not anticipating any involvement by them.

**Reserve Study Progress.**

Will be a work in progress with continued review and rework...but gives us a long and wide view of the Metzler Ranch HOA infrastructure. We have the opportunity to visit with Bradley at our request to talk individual items, etc.

**Under Drain clean out location project**

Following our walkthrough with DR Horton, Nelson Engineering, etc., Horton has acknowledged some responsibility. They've requested 3 bids to locate, excavate and raise 43 collars. They want a NTE bid to include an hourly rate with materials.

It was further noted that there may be as many as 60 cleanouts. Johnson (legal) will handle all correspondence.

**Call for adjournment**

Meeting was adjourned at 8:15

**Action item:**

Mulch 2 entrances.

Signage to restrict motorized vehicles in common areas.

BOD to walk Tract I (Quarterhorse and Black Feather) with Dwayne to review and recommend course of action to rebuild/scale down irrigation on this Tract.

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

Respectfully submitted by Ron Brennan: