

**Metzler Ranch HOA
Minutes: HOA Board of Directors Meeting
May 27, 2008**

Attending

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

Session called to order at 6:58 PM by President John Bryant.

Quorum/Minutes:

With a Quorum verified, it was motioned, seconded and passed to accept previous minutes (April 22) as presented.

Homeowners present/requested to appeal and address complaint

- 1) The Lazy K home with the trellis presented his argument. The Board considered the appeal and upheld the violation as cited. It was motioned, seconded and passed unanimously that the owner must comply with request to the DRC for a "proper" trellis, that the temporary tarps are not allowed and that the fines are to continue until situation is remedied appropriately.
- 2) The Purple Sage home with the complaint relative to the fireplace pleaded their case. The Board opted to seek a legal opinion from Mr. Johnston as to a course of action and that being the deciding factor as to the Board final disposition.

Management report/Financials

Mr. O'Connor presented the financials to the Board. Our Operating Income for April was \$41,189, compared to budgeted figure of \$40,199. Operating expenses were \$11,020 compared to a budget of \$11,317 resulting in an Operating surplus of \$30,159 in comparison to a budgeted Operating surplus of \$28,882. For the four month period the Operating Income is \$79,005 and Operating Expenses are \$44,635. This results in an Operating Surplus of \$34,370.

Delinquencies:

Once again the Board, after a review of delinquencies, 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

Town Regulations relative to residential/commercial interface

Nothing yet, pending within 2 weeks and draft will be made available.

Toyota

Application in consideration. Update from Town staff anticipated shortly.

House painting

Proposal to update the DRC request, and DRC Guidelines to require a 2' x 2' block (both the body, trim, and 3rd color as appropriate) be painted in the selected colors on the house that the DRC may view in order to make decision. As previously, a re-paint of the same colors calls for a courtesy letter to the DRC.

There was a motion, second and the motion was passed to require the 2 x 2 color sample.

New Business:

Fence Painting Contract:

The Woodlands fence contract has been awarded and work will begin within a few weeks.

Call for adjournment

A motion was made for adjournment, seconded and the meeting was adjourned at 8:02 PM

Respectfully submitted by Ron Brennan