

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

**Attending**

J Wheeler, J Bryant, M Thomas, R Brennan  
J O'Connor, Community Manager  
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 (June 26) meeting were approved as submitted.

**Management report**

J O'Connor presented the state of HOA finances. As of June 30, 2007. Operating income was \$19,563 compared to budgeted income of (\$1,291). Operating expenses were \$37,940 compared to a budget of \$15,374 for the period. Operating income for the 6-month period was \$94,805 and Expenses were \$114,684, which resulted in a deficit of \$19,878.

Seriously delinquent accounts: there are 4 properties in this category with review, and close scrutiny by Mr. O'Connor and our legal counsel, with collections and legal actions being pursued as appropriate. 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**

**Homeowner Forum.**

A homeowner requested the Board waive fees for non-payment of Association dues. It was clarified that the lien (current balance) would be satisfied in full when the property sells.

**Under Drain Proposal**

John O'Connor, R Johnson and DR Horton continue to dialog back and forth on the retrofit of the under drain cleanouts. O'Connor is feeling confident the HOA will prevail.

**Black Feather and Quarterhorse Irrigation Project**

Work was underway to expand the irrigation system, and anticipated to be completed shortly.

**Common areas**

A discussion regarding regular weed spraying. Decision to obtain bids to undertake weed spraying.

**Call for adjournment**

Meeting was adjourned at 7:30

Respectfully submitted by Ron Brennan