

Metzler Ranch HOA
Minutes: Board of Directors Meeting
September 25, 2007

Attending

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

Session called to order at 7:02 PM by President J Wheeler
Quorum verified.

Minutes

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

Management report

J O'Connor presented the financial report. As of August 31, 2007, operating income was (\$1,864) compared to budgeted income of (\$1,291). Operating expense was \$14,256 compared to a budget of \$15,034 for the period. Operating income for the 8-month period was \$133,499 and expenses were \$154,681, resulting in a deficit of \$21,181.

Notes of interest: The Tract D rejuvenation costs were treated as an expense, rather than out of reserves.

Tract C was hydro seeded again under warranty since little growth has been experienced since the work was completed this past spring.

Delinquent Assessments

Seriously delinquent accounts are being handled very judiciously by Mr. O'Connor and Mr. Johnston and we are experiencing favorable results. Legal action (garnishments, pay plans, liens, law suits, trials, everything available to us) is being pursued as appropriate, with good results.

Old Business

Under Drain Project

Mr. O'Connor reported that the Under Drain Cleanout ID / retrofit project has been completed. Total cost for the project \$34,500. A reminder, DR Horton did agree to participate in the cost of the project. The HOA did collect from DR Horton a check in the amount of \$22,815, as agreed through detailed negotiations. In reality, the total cost to the HOA was \$6,455.

Mr. O'Connor further notified the membership that a manual was prepared with complete documentation, history, processes, etc., and plat plans, photos, and drawings of each of the 34 cleanouts located, and notation of the 10 cleanouts that were not able to be found.

Snow Removal

The Board reviewed the proposed 2007 snow removal contract. It remains basically unchanged from 2006. It was motioned to accept the contract as written, seconded and unanimously approved to accept and award the contract.

There was discussion and again reminders given that anyone may call the town to report specific areas needing attention...it was stated that the squeaky wheel gets the grease.

Homeowner Forum/Correspondence

The Board after touring the community issued 167 letters for homes in need of paint (garage doors, trim, entire house). Homeowners were notified by mail. The Board did receive several complaints and those were re-visited as appropriate. Enforcement going forward will be in accord with standard operating policies of violation letters, progressing to fines.

Bogus Violation Citation

We have copies of a bogus "Violation Letter" on file. An obviously bogus letter from a disgruntled homeowner to a neighbor (supposedly from Mr. O'Connor), regarding several parked cars taking too much room, with no regard for neighbors and their parking needs.

Barking dog complaint

Once an attempt is made to communicate these issues with the offending parties, with no resolve, there is no recourse that the HOA can take, and these offenses need to be addressed to the local Police Department and Animal Control. Homeowners are advised to go to www.crgov.com. The link is under Ask CRGov About..., under Animal Control/Police.

Question about signs from a homeowner

The Town does enforce the sign ordinance and any homeowner may call Robin DiSio at the Town to register a complaint, and have follow-up.

A homeowner asked about dues (different by builder)

A homeowner was curious to know "are all homeowner dues the same". The answer, no...dues for the Melody (now Horton) properties, because of basement drainage and its collection system, these owners pay \$105 quarterly, as opposed to \$87.

New Business**Tree Replacement on Woodlands**

A number of trees along Woodlands have been removed as part of the grounds maintenance contract. Replacement will occur next spring.

Meeting days

It was voiced that meeting days are may not be convenient for everyone and could we explore alternatives. After discussion on moving the days, it was decided to stay with the 4th Tuesday of each month.

Call for adjournment

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

Respectfully submitted by Ron Brennan