

**Metzler Ranch HOA
Minutes: Board of Directors Meeting
October 23, 2007**

Attending

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

Call to order

Session called to order at 7:00 PM and a quorum in attendance was verified.

Minutes

Minutes of the September 25 meeting were approved as submitted.

Management report

Mr. O'Connor reported Operating Income for September 2007 was \$27,040 (in part due to the under drain re-imburement from DR Horton and a transfer from reserves), compared to a budgeted income figure of (1291). Operating Expense for the month was \$43,560 compared to a budgeted figure of \$12,934.

For the 9-month period Operating Income was \$160,539 and Expenses were \$198,241 resulting in an Operating deficit of \$37,701.

Notes: Primary reason for this is the Tract D renovation.

Delinquent Review

Mr. O'Connor reported that the last significant delinquent accounts are in apparent control. There is 1 account, which will result in a write-off. It was stated that, the change to our invoicing system has contributed positively to the present position of controlled delinquencies.

Old Business

There were no topics for discussion.

New Business

Winter Tree Watering

A proposal from DCMR for winter tree watering (basically the same as for winter 2006) was brought before the Board for consideration. A motion was entertained for acceptance; it was seconded and unanimously approved. Note that it takes management approval to authorize Dwayne to proceed.

Metzler/MSI

The status of payments made through MSI and collection from MSI was brought up. At this point no one has come forward with proof of payment made in error to MSI. Until we have copies of checks to present to MSI, we can do nothing. O'Connor watching past due accounts as potentials in that regard.

Draft 2008 Budget

The Board took a cursory look at the proposed budget for 2008. It was suggested that we review closely and feedback questions, concerns, comments to Mr. O'Connor in a timely fashion. The final budget will be presented for ratification at the January 2008 meeting.

Holiday Lighting

It's time again for holiday lighting/decorations to be installed. DCMR will install tree lights. A generous homeowner requested permission to create and install custom made wreaths on the 2 entrance monuments. Following discussion, it was motioned we accept the offer, allowing reimbursement NTE \$100. The motion was seconded, and unanimous approval given.

Homeowner Forum

An interested homeowner couple stopped in to place a complaint before the DRC and to question approval being given regarding paint colors. It was acknowledged, that several complaints had been received on the issue. Discussion followed concerning setting of precedents, and the perceived notion that dissemination of HOA policy is inadequate. The DRR review process was discussed briefly, noting that the allowable pallet of colors was designed by decorators and was in tune for the period 8 - 9 years ago when it was developed. The DRC reminded that it has the obligation to maintain the integrity of color schemes in the community and it responds to that. Additionally, the DRC is looking into the necessity of updating the allowable color pallet to be more reflective of today's tastes, design trends, and communities around us.

Call for adjournment

Having a call for adjournment, and a second. The meeting was adjourned 7:48 PM.

Respectfully submitted by Ron Brennan