

**Metzler Ranch HOA
Minutes: Board of Directors Meeting
November 27, 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 7:00 PM by President J Wheeler
Quorum verified.

Minutes

Minutes of the previous (Oct 23, 2007) meeting were approved as submitted.

Management report

J O'Connor presented the financial report. Operating income for October was \$40,410 comparing to a budgeted figure of \$40,516. Expenses for the period were \$13,586, compared to the budgeted number of \$11,654. For the 10 month period, Operating income was \$200,949 and Operating expenses were \$212,097 resulting in a deficit of \$11,147.

Delinquent Assessments

Mr. O'Connor reported that delinquencies are very well under control. Mr. O'Connor and Mr. Johnson will continue monitoring and reporting, with serious accounts and exceptions to be reported.

Old/New Business

Budget

Our 2008 budget remains consistent with growth plans and history. The Board approved the Budget for presentation, and will be ratified at the January meeting.

Annual Meeting

Planned for January 22, 2008. There will be 2 Board positions up for election. Noted that proxies have to be received at the management office at least 3 days ahead, and proxy cards will be included in the notice of meeting.

Fence Staining Project

It was decided that the proposal for staining the common fence will go out in March, looking to have that work done possibly in May of 2008.

Snow Removal

Discussion about the Town building a "snow removal policy", and what constitutes a "big" snowfall. Treatment is different by the town in cases of snow routes, bus routes, and "big" snowfalls. Homeowners can always complain to the town about individual situations.

Homeowner Forum/Correspondence

A homeowner asked about a problem he is having with water in his crawl space. It was recommended that he take that up with his builder.

Call for adjournment

A motion was made for adjournment, seconded and the meeting was adjourned at 7:42

Respectfully submitted by Ron Brennan