

**Metzler Ranch HOA BOD of Directors Meeting  
Minutes/Notes**

**November 28, 2006 Board Meeting**

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

**Meeting called to order at 6:51 by President J Wheeler**

At the pleasure of the Board, the meeting was called to order early to accommodate Valdez 861 Quarterhorse for hearing.

**Item:** Mr. Valdez (861 Quarterhorse) appealed the fine relevant to his garage door needing paint. There were circumstances, delays, and additional confusion during management company change. A motion was made seconded and passed to waive the \$100.00 fine.

**Item:** Quorum verified

**Item:** Previous meeting minutes approved. A motion was made seconded and passed to approve the Minutes of October 24, 2006 as presented.

**Item:** Previous meeting minutes approved. A motion was made seconded and passed to approve the Minutes of November 14, 2006 as presented.

**Item: Management Review / Delinquencies**

J O'Connor reviewed the Financial Statement. John did point out that we are tracking well to budget, that trash was not included for the prior month. Discussion and questions resolved. He also recapped the sequence of events regarding the monies being transferred from US Bank, and not yet received.

**Item: Delinquent Accounts review.**

J O'Connor detailed findings of continuing detailed investigations into delinquent accounts and status.

Good progress being made, and in fact 2 properties (seriously delinquent, and very tangled histories) were resolved (with payment in full of back dues, fees) in full by banks acquiring foreclosed properties. A single property is being recommended for write-off resulting from foreclosure, bankruptcy, etc. On-going further investigation being handled on all delinquent properties by J O'Connor, R Johnston.

A big Thank you from the Board to John O'Connor and Richard Johnston for their involvement and pursuit!

**Old Business:**

**Item: Tracts C & D.**

J O'Connor presented slides of these 2 tracts for discussion and understanding of circumstances. EVO Consulting Services was asked to review and recommend solutions for these tracts. In short Tract D is the easier of the 2 to resolve. In essence, both need to be regarded, seeded, blanketed prior to the rains next spring. Tract C additionally

needs a concrete pan on the Southeast hill, an extension to the west and riprap in the termination ditch to the highway (Founders) right-of-way in addition to the grading seeding, etc. Motions were made, seconded, and passed to solicit bids for what would be ultimately up to 3 options/bids, that work could be accomplished during the off season.

**New Business:**

**Item: Resolution review on enforcement and revised fine structure.**

It was noted and taken under advisement that our fine structure may not be reasonable in a court hearing. It was the recommendation to alter our fine structure and adopt new resolution. Further to adopt violation and complaint forms for use. A motion was made, seconded and passed to modify and adopt wording such as Plum Creek HOA document has.

**Item: Bank Signature Cards.**

New cards were completed, with the addition of Mark Thomas to the Board.

**Item: Annual Meeting Scheduled.**

The Annual Meeting process of notification, and the change to the Proxy acceptance were discussed and accepted. Annual Meeting to be held January 27. Proxy forms must be delivered to Pristine Communities 3 days ahead of the meeting in order to be valid and included.

**Item: Direct Debit Program.**

The direct debit program was announced, and the signup process.

**Item: 2007 Budget.**

Discussion of the 2007 budget, and staying the course without adjustment, and ratification at the Annual Meeting. There might be a surprise in the water allocation. There are things happening in the Town regarding rates, surcharges, our radio controlled portions, and the like which may affect our water numbers.

**Item: New Trash Contract.**

Suburban Waste presented a renewal contract for signature. There is a slight increase per household. The total is within our 2007 budget. It too was noted, we don't have a plethora of trash haulers doing business in Castle Rock. A motion was made, seconded and passed to accept the Suburban Waste contract as is.

**Item: Motion to Adjourn, Seconded to adjourn the meeting.**

Meeting adjourned at 8:25 PM

Respectfully submitted by: Ron Brennan, Secretary