

**VILLAS AT RANCH RESERVE HOA
BOARD OF DIRECTORS
FEBRUARY 8, 2007**

APPROVED BY THE BOARD MAY 7, 2007

MEMBERS PRESENT:

Kevin Abrahamson
Charlie Roberts
Mike McCoy
Pat Jones
Ron Underwood (arrived 7:20pm)

MEMBERS ABSENT:

Ronald Underwood

OTHERS:

Dave Kinney, CCHP

CALL TO ORDER:

The meeting was called to order at 6:35 p.m. A quorum was established.

MINUTES:

Minutes from the November meeting were deferred until May.

FINANCIALS:

Board Members discussed the need for a special assessment to cover snow-related expenses.

MANAGEMENT REPORT:

Several follow up items were assigned: co-ordination with Environmental Designs; cease & desist for the owner of 11264; fence bids; new signature cards.

OLD BUSINESS:

None.

NEW BUSINESS:

The Board appointed Pat Jones to fill the fifth board member seat.

The Board approved sending the account of the owner of 11238 to the attorney for collection action.

The Board approved a special assessment pending owner approval in the amount of \$550 per unit to cover snow removal. February 19, 2007 meeting was set with a followup meeting of Feb 26 if no quorum was established.

Next board meeting was set for Monday, May 7, 2007, 6:30 p.m. at the Westminster Library.

ADJOURNMENT:

The meeting was adjourned at 8:05 p.m.