

**VILLAS AT RANCH RESERVE HOA  
BOARD OF DIRECTORS  
FEBRUARY 4, 2008**

*SUBJECT TO BOARD APPROVAL*

**MEMBERS PRESENT:**

Kevin Abrahamson  
Mike McCoy  
Pat Jones  
Joe Vance  
Ron Underwood

**MEMBERS ABSENT:**

None

**OTHERS:**

Dave Kinney, CCHP.

**CALL TO ORDER:**

The meeting was called to order at 6:41p.m. A quorum was established.

**MINUTES:**

Approval of November minutes was deferred pending some possible corrections.

**FINANCIALS:**

The Board reviewed the financial statements as presented by the management company. All questions were answered.

**MANAGEMENT REPORT:**

Follow up items – Board to meet with Schoenfeld after March 1; see if Mountain High can bring plow to make a path down middle of the street next time it snows; Kevin is optimistic about the new landscape company; possible contingent fee agreement on 11234; Kevin to distribute revised minutes;

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

The Board approved a motion to accept the election results naming Kevin, Joe, Mike, Pat, and Ron as directors for 2008.

The Board approved a motion to write off account 11234 (\$1,770) as uncollectible due to foreclosure.

The Board approved the bid from Keesen to install two trees per the proposal dated Jan 17 not to exceed \$800.

The Board approved a directive to close the Citywide reserve account and set up a reserve account with ING Direct.

The Board approved a resolution authorizing the management company to use bill pay services and ACH to pay all expenses subject to board approval.

Next board meeting was set for Monday, May 5, 2008, 6:30 p.m. at the Westminster Library.

**ADJOURNMENT:**

The meeting was adjourned at 7:34 p.m.