

**VILLAS AT RANCH RESERVE HOA
BOARD OF DIRECTORS
MAY 7, 2007**

APPROVED BY THE BOARD AUGUST 6, 2007

MEMBERS PRESENT:

Kevin Abrahamson
Mike McCoy
Pat Jones

MEMBERS ABSENT:

Ronald Underwood
Joe Vance

OTHERS:

Dave Kinney, CCHP

CALL TO ORDER:

The meeting was called to order at 6:30 p.m. A quorum was established.

MINUTES:

Minutes of the February meeting were approved as written.

FINANCIALS:

Board Members approved a motion to write off the uncollectible portion of the account on 11213.

MANAGEMENT REPORT:

Several follow up items were assigned: Reminder on special assessment payments; letter to owners of yards not in compliance; letters on notices for painting of side fences; spraying (Environmental Designs).

OLD BUSINESS:

None.

NEW BUSINESS:

The Board appointed Joe Vance to fill the vacant board member seat (Charlie Roberts moved out).

The Board approved sending the account of the owner of 11244 to the attorney for collection action.

The Board approved the settlement with the owner of 11264 and approved colors submitted.

Approved a design request by Schoenfeld (11237) to install a tree and large rock in the front yard, near 11213.

The board voted to approve the pigeon control bid for \$1,750 subject to conditions in letter (action was subsequently delayed indefinitely.)

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

ADJOURNMENT:

The meeting was adjourned at 8:10 p.m.