

THE VILLAS AT RANCH RESERVE  
HOMEOWNERS ASSOCIATION  
**ANNUAL MEETING**  
DECEMBER 5, 2005  
6:30 P.M.  
FRONT RANGE COMMUNITY COLLEGE  
LIBRARY

MEMBERS PRESENT:

Kevin Abrahamson  
Charles Roberts  
Ron Underwood  
Mike McCoy  
Charlie Douglas

OTHERS PRESENT:

Beth Barker, CMS  
Esther Morgan, CMS  
See sign in sheet

CALL TO ORDER:

President Kevin Abrahamson called the meeting to order at 6:39 p.m.

CMS certified that the annual notice and proxies were mailed. A Proof of notice was mailed to each homeowner.

READING OF THE ANNUAL MEETING MINUTES:

GUEST SPEAKERS:

Jennifer Thompkins, City of Westminster Community Relations Representative

Jennifer reports that the Mailbox light will be installed in 3-6 weeks.

Village Retail: 1<sup>st</sup> tier bank has been the only one committed to be installed on the Northwest corridor on 120<sup>th</sup> and Federal

Jennifer reported on several important areas that will be under redevelopment within the City of Westminster.

She reports that the City Council/Mayor's breakfast will be Feb 9 at 7:00 am at the Seniors Community Center.

Jennifer reports that there is a cleanup program in the springtime, a clean up of items that are hard to dispose of and it will be picked up at the curbside by the City of Westminster program.

Kevin asked about the concrete replacement fee that is on the water bill and the sidewalk cracking issue. Jennifer replied that she would obtain some information about this issue on the bill and get them to Kevin.

Stephanie Topkoff, Westminster Police Dept: She has come to the meeting to report on the Neighborhood Watch program and Traffic issues.

Stephanie reports that she has some crime stats and there were 9 burglaries in the Ranch reserve general area, these crimes were in the garages.

She reports that there were the following: Since June 2005  
2 Criminal Mischiefs, 4 Criminal Trespassing, Several people were taken to detox  
And 1 reported attempted kidnapping

Neighborhood Watch: She encourages that homeowners should call the Police if things are out of place or strange behavior. There is a homeowner that is participating in the neighborhood watch program. It is run by the neighborhood, find a block captain, there are two meetings a year and it is neighborhood night out, and 80% must participate in the program. Find block captain and they will need to keep track of the homeowners that are involved in the program. Take a list all the items in your home.

She reports that non-emergencies are to be reported if it is life threatening. That number is 303-430-2400 ext 4360 this is for non-emergencies.

Inform responses: Westminster police will only respond to an alarm that is going off at a home there must be 2 reasons before the police dept will go to the alarm call.

Stephanie handed out some safety tips to the homeowners.

Andy Shopman: Westminster Police Dept traffic unit: He reports that there are several traffic issues in the Ranch Reserve area. He reports that the number one problem is speed. He reports that there are 16 officers for traffic, 6 accident investigators. He states that they handle 300 accidents a month. 2 officers per shift that handle the traffic complaints.

Speed Bumps requirement: are not that effective and the city is not installing them. Homeowners on private property can install them. The traffic circles are \$60,000 a piece. Radar speed signs is something the City is looking into.

State of the HOA Recap:

Kevin reports on the state of the HOA and the revisions of the CC & R's to remove reference to the developer and to ensure compliance with SB-100.

He explained the reasons that the HOA switched management companies in June 2005. 11278 Snow Property: Kevin discussed issues with this residence.

Kevin announced the renewal of the landscaping contract with Environmental Designs after obtaining several other proposals and a thorough review of all proposals. He explained that the landscape company maintains all common areas.

Kevin explained that there are some new neighborhood signs that have been installed in the community park area.

Post office box light: The City of Westminster and Xcel Energy will be installing the light in 3-6 weeks and the City will be paying the monthly bill for the light.

Park Drainage: There is a large drainage issue in the park area. The board is addressing this issue. The board received an estimate for repairing the drainage in this area of \$4000. The proposed plan might not solve the problem. The board hired an engineer to review the drainage issues and the drainage plan for the park area and the entire community. A report will be provided to the board. The board will then go to Bosch (developer) and see if they will fix the problem.

Kevin reported that the Board was able to negotiate reduced Insurance costs and that by changing management companies was able to reduce management costs. He reported on the first neighborhood social that was held in September. Kevin also reported on the efforts by the Board to bring the HO A into compliance with SB-100. He explained that the new website that will be launched after the first of the year is part of the compliance with SB-100. Kevin also announced that a Quarterly Newsletter would be distributed.

#### 2006 Budget:

Kevin reported that the board is increasing the monthly assessment to \$90.00; this is an increase of \$3.00. Due to snow removal, increased in landscaping, unknown potential cost to correct the drainage, increase in legal fees and audit fees.

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The budget was ratified as presented.

#### NEW BUSINESS:

Kevin announced the following list of 2006 projects:

- Drainage fix for the park
- Cross Buck Fence Maintenance
- Entrance Marker light
- Additional Landscaping at Entrances
- Neighborhood Social
- Landscape Replacement
- Architectural Standards
- Revise Rules and Regulations
- Quarterly Board Meetings

Declaration Revisions: Kevin gave a presentation on the proposed revisions of the Declarations.

**ELECTION OF DIRECTORS:**

There were no nominations for the Board of Directors.

MOTION by Pat Jones, SECONDED Tina Roberts to retain the current Board by affirmation. MOTION CARRIED.

**HOMEOWNERS FORUM:**

A question was asked about the snow removal policy. Kevin explained that snow shoveling performed when the snow depth reaches 4 inches and that there will be no salt/sand mix on the drives of the residences.

A question was asked about how many homes are eased. Kevin answered that there are 3 leased homes in the neighborhood.

ADJOURNMENT: The meeting was adjourned at 9:00 p.m.