

**VILLAS AT RANCH RESERVE HOA
MEMBERSHIP MEETING
DECEMBER 4, 2006**

SUBJECT TO MEMBERSHIP APPROVAL

MEMBERS PRESENT:

15 present in person, 4 by proxy.

OTHERS:

Dave Kinney, CCHP

CALL TO ORDER:

The meeting was called to order at 6:30 p.m. Dave Kinney affirmed that proper notice was sent to all owners of record via US Mail on November 22, 2006. A quorum was established.

MINUTES:

Minutes from the 2005 annual meeting were approved as corrected to reflect that 11 owners were present in person and 8 proxies were submitted.

PRESIDENT'S REPORT:

Kevin Abrahamson reported on the following topics:

- Foreclosure at 11213.
- Landscaping expense for the year was high, as well as water bills. Efforts are being made to try to control these costs.
- Snow removal will only occur when the board requests it; no salt will be used.
- Parking, pigeons, safety & security, website, e-mail addresses.
- Suggestion of volunteer painting of fences to reduce costs.
- There was general agreement that property replacement insurance coverage was not warranted given the small amount of property (fence and sign) and the relative cost of coverage.
- There was general agreement that owners wanted to keep snow removal as a budgeted item.

NEW BUSINESS:

Six candidates were nominated for the board positions for 2007 – Joe Vance, Charlie Roberts, Ron Underwood, Mike McCoy, Pat Jones, and Kevin Abrahamson. Charlie, Ron, Mike, Pat, and Kevin were all elected by secret ballot.

The 2007 budget was unanimously approved on a voice vote, with dues to remain at \$90 per month per house.

ADJOURNMENT:

The meeting was adjourned at 8:20 p.m.