

**VILLAS AT RANCH RESERVE HOA  
MEMBERSHIP MEETING  
DECEMBER 3, 2007**

*Membership Approved 12/1/08*

**MEMBERS PRESENT:**

10 members present in person.

**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 12, 2007 . A quorum was established.

**MINUTES:**

Approval of prior meeting minutes was deferred.

**PRESIDENT'S REPORT:**

Kevin Abrahamson reported on the following topics:

- Foreclosures and collections in general. Most of the worst appears to be over.
- Adjustments to snow removal policy (6" requirement or as determined necessary).
- Brief discussion of improvements, including replacement of some landscaping (spireas), and removal of trees as promised by the developer years ago.

**NEW BUSINESS:**

The five current board members were all re-elected by secret mail-in ballot.

The 2008 budget was unanimously approved on a voice vote, with dues to increase to \$110 per month per house.

**ADJOURNMENT:**

The meeting was adjourned at 7:45p.m.