

THE VILLAGES AT HIGHLANDS RANCH SUB ASSOC.

C/O RANDY WATT
WESTERN STATES PROPERTY SERVICES
1002E GIRARD AVE. SUITE 175
DENVER, CO 80231
303-745-2220

May 28, 2008

Board Meeting

Present:

- Tom Pichon - President
- Andy Parks – Vice President
- Lynn Bryant – Treasurer
- Bill Mount –Director
- Sean West – Secretary
- Randy Watt – Property Manager (Western States Property Management)
- Roger Mauer – Landscape Manager (D.L.C. Landscape Inc.)

Homeowners forum

- The homeowner's forum started at 6:30.
- Two homeowners were present.
- George and Corky Staas of 1409 Laurenwood Way requested that their front stairs be replaced. The board agreed to replace the stairs the next batch of concrete placement scheduled for September 2008. George and Corky also stated that they had made several verbal requests in the past, has been assured by both a board member and management staff that their request would be addressed. The board has no written record of this request or any commitment.
- It is estimated that maintenance costs may increase 5% due to economic down turn.
- Projects that have been planned for the next three months are all in the budget and there are no capital improvements planned. All projects are considered to be maintenance and repair.
- Many of the problems involving youth at the pool involve kids from outside the neighborhood.
- The pool costs homeowners approximately \$ 3-5 thousand per year.
- A homeowner at 1271 Laurenwood Way has request a dark taupe exterior color.
- This color may be added to the book of pre approved exterior colors

Call to Order

- The Meeting of The Board of Directors was called to order at approximately 7:00 pm at Westridge Rec. Center with a quorum of board members.

Approval of Minutes

- The secretary's Minutes as well as Western States minutes of the March 25, 2008 Board of Directors meeting were approved with out revisions.

Maintenance Report

- Water consumption was discussed as an issue
- The trees look good.
- Some Potentilla and Spirea are in poor condition.
- Some improvements will be make to shrub beds on the street side of the houses
- Changing of light bulbs was discussed.
- Roger has walked all of Braewood and identified 3-4 areas that need attention this year.
- Roger will walk Laurenwood on Monday and identify any areas that need attention this year.
- The Pear tree at 1401 needs attention.
- One tree has small leaves.
- The trees are not pruned to balance them out but just to provide any necessary removal.
- There has been some setting at 1209 Laurenwood Way.
- Some work may be performed at the entry of a driveway.

Management Report:

- Randy presented two letters to homeowners.
- Randy presented information on adjustments to water billing.
- Randy presented and reviewed the latest financial statement

Delegate Report:

- Delegate was not present.

Old Business

- New bronze light fixtures have been approved for above the garage.

Adjournment

- The meeting was adjourned at approximately 7:40 p.m..

By: Sean West: Secretary