

# 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

July 25, 2006

## Monthly Board Meeting

Present:

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

## No Homeowners forum

### Call to Order

- The Meeting of The Board of Directors was called to order at 6:35 pm at Westridge Rec Center with a quorum of board members.

### Approval of Minutes

- The minutes were approved for the 5/23/06 meeting of the board

### Maintenance Report: by Roger Mauer of D.L.C. Landscape.

- Routine maintenance is in progress

### Management Report

- We continue to have problems with people breaking in to the pool

### Delegate Report

#### Old Business

- Randy Watt contacted the property manager of Carlyle Heights about the drainage that flows into the property of 1335 Laurenwood Way and other properties Randy found that Carlyle Heights did not care and were not willing to take any measures to solve the problem

#### New Business

- Financials/ payables/ delinquencies were found to be acceptable
- An off duty police officer will be hired to patrol the neighborhood after the pool closes in the evening The officer will patrol for three hours three random nights per week at a rate of \$40 per hour
- Additional measures to deter people from climbing the pool fence were discussed It was decided to plant Rose Glow Barberry at the base of the ornamental fence to deter climbing Alterations to or replacement of the ornamental fencing was considered as a measure of control Cars have been parked in several pod driveways over night and board member will try to address the problem and determine the home owners in violation so that Randy can take action
- Additional concrete repairs are needed
- Drainage issues were discussed
- The maximum speed of the neighborhood public street is not posted
- The concept of gateing the neighborhood and making the street private was again discussed Tom estimate that it would double the cost of the dues Two home owners were in support of the idea and one was not.
- Some of the fences are broken and need repairs
- One home owner claims that her house was vandalized and that someone was trespassing in her back yard It was suggested that she have a light on a motion sensor installed the sheds light on the ground but not the neighbors windows It was mentioned that the neighbors may appose the idea and the homeowner should seek the support of her neighbors

### Adjournment

- The meeting was adjourned at approximately 7:15 p m

By: Sean West: Secretary

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May 23, 2006

## **Monthly Board Meeting**

Present:

- Tom Pichon - President
- Lynn Bryant – Treasurer
- Sean West – Secretary
- Bill Mount –Director
- Randy Watt – Property Manager (Western States Property Management)
- Roger Mauer – Landscape Manager (D L C Landscape Inc )
- Four home owners, no attendance roster

## **No Homeowners forum**

- The Meeting of The Board of Directors was called to order at 6:35 pm at Westridge Rec Center with a quorum of board members
- Problems with the street & sidewalk need to be addressed to Douglas County Road & Bridge
- Dog poop is an issue
- Home owners are responsible for painting their side of the fence
- Donna was again given permission to transplant her Blue Spruce to a new location Her phone number is 303-471-1230 if there are any questions
- Home owners should contact a PAR officer concerning issues with County Code

## **Call to Order**

- The Meeting of The Board of Directors was called to order at 6:35 pm at Westridge Rec Center with a quorum of board members

## **Approval of Minutes**

- The minutes were approved for the 5/28/06 annual meeting of the board & election of directors

## **Maintenance Report: by Roger Mauer of D.L.C. Landscape.**

- Tom & Andy performed the annual landscape inspection with Roger Mauer on May 19<sup>th</sup>, 2006
- DLC will be replacing some trees & shrubs
- There is a tree blocking the driveway at 1336 L It will be pruned
- Another tree will be pruned at 1230 Laurenwood Way
- Irrigation was repaired at Lucent and W Ridge Knolls
- The perennial flowers have come out again this spring and look good at no additional expense

## **Management Report**

- We continue to have problems with people breaking in to the pool

## **Old Business**

- Randy Watt contacted the property manager of Carlyle Heights about the drainage that flows into the property of 1335 Laurenwood Way and other properties. Randy found that Carlyle Heights did not care and were not willing to take any measures to solve the problem

## **New Business**

- The residents at 1380 L must remove the basketball hoop from their driveway.
- The residents at 1222 L must remove their trash can from the end of the driveway the evening trash is picked up
- The residents at 1228 L residents can no longer park cars in the driveway
- 1468 B must move their BBQ grill
- Financials/ payables/ delinquencies dated April 30<sup>th</sup>, 2006 were found to be acceptable
- The pool will open this week

## **Adjournment**

- The meeting was adjourned at approximately 7:15 p m

By: Sean West, Secretary

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March 28, 2006

## Monthly Board Meeting

Present:

- Tom Pichon - President
- Sean West – Secretary
- Bill Mount –Director
- Randy Watt – Property Manager (Western States Property Management)
- Roger Mauer – Landscape Manager (D L C Landscape Inc )
- Harry & Ruth Owen
- Marie Kuchar

### No Homeowners forum

- Marie Kuchar volunteered to post the Board Meeting signs and her offer was accepted.

### Call to Order

- The Meeting of The Board of Directors was called to order at 6:50 pm at Westridge Rec Center with a quorum of board members

### Election of New Officers

- Andy Parks was reelected Vice President for a two year term
- Lynn Bryant was reelected Treasurer
- Bill Mount was reelected Member at Large for a two year term

### Approval of Minutes

- The minutes were approved for the 1/24/06 meeting of the board

### Maintenance Report: by Roger Mauer of D.L.C. Landscape

- Routine maintenance is in progress

### Management Report

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### Delegate Report

- Suresh spoke on the current issues of the Metro District

### Old Business

### New Business

### Adjournment

- The meeting was adjourned at approximately 7:15 p m

By: Sean West: Secretary

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March 28, 2006

## **Annual Meeting**

Present:

- Tom Pichon - President
- Sean West – Secretary
- Bill Mount –Director
- Randy Watt – Property Manager (Western States Property Management)
- Roger Mauer – Landscape Manager (D L C Landscape Inc )
- Various homeowners – see Randy Watt for attendance roster

### Call to Order

- The Meeting of The Board of Directors was called to order at 6:40 pm at Westridge Rec Center with a quorum of home owners and proxies

### Election of New Officers *Directors*

- Suresh suggested that the nominated officers speak for them selves Bill Mount did so but Andy Parks was not able to be present
- Andy Parks, Lynn Bryant and Bill Mount were reelected as directors for a two year term

### Adjournment

- The meeting was adjourned at approximately 6:50 p m

By: Sean West: Secretary