

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

September 26th, 2006

Board Meeting

Present:

- Tom Pichon - President
- Andy Parks – Vice 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 6:40 pm at Westridge Rec. Center with a quorum of board members.

Approval of Minutes

- The minutes were approved for the 7/25/06.

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

- D.L.C. has honored their warranty by replacing several trees they planted
- The irrigation has been winterized but is being turned on twice a week.
- Winter fertilizer has been applied to all turf.
- The second summer prune of shrubs has been completed.
- A winter structural prune is pending.
- Aeration of turf is scheduled for mid October.

Management Report

- The off duty sheriff's deputy we have hired has issued 48 warnings to owners of cars parked in driveways over night and caught two individual in the pool after hours. Many were in support of this service and felt that it was money well spent including all board members. One homeowner was opposed.
- Damaged concrete will be replace next week as a part of an annual process. The repairs and caulking will cost approximately \$17,000.
- There is/ was an irrigation water leak at 1244 Braewood.
- Delinquencies in home painted was discussed.

H.R.C.A. Delegate Report

- Delegate was not present.

Old Business

New Business

- Andy has requested that the gravel be swept off the walk at the middle entrance on a regular basis or it shall be replaced with a different material.
- It was requested that four dead shrubs be replaced.
- There is a sustained flow of water in the chase and across the sidewalk near 1299 creating a green slippery coating on the sidewalk. It was suggested that the homeowner find the source of the leak and notify the responsible party.
- There was discussion about the possibility of renovating the park again but no decision was reached.
- Roger suggested that higher nitrogen & phosphorous in the soil via a root builder fertilizer may alleviate the problem. Several homeowners voiced support of the idea and one voiced disapproval.
- It was requested that Douglass County Sheriff's Department put the neighborhood on a routine route.
- Security is a part of the annual budget.
- It was requested that new home owners be delivered a packet of information including the binder that summarizes the covenants.
- It was requested that more communication be provided to homeowners about what is happening in the neighborhood. Volunteers were invited to create a kiosk report, news letter or web page.
- The possibility of security cameras at the pool was discussed.

Adjournment

- The meeting was adjourned at approximately 7:50 p.m.

By: Sean West: Secretary