



<p><b>Villas Executive Board Meeting October 21, 2009</b></p>
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Members present

Austin “Buzz” Kraft - President

John Thomas – Vice President

Pat Susec – Treasurer

Tami Dresher – Secretary

Robbin Roth – DSB Management Company (present until end of Treasurer’s Report as per the Board’s request)

Buzz Kraft called the meeting to order at approximately 6 pm

**Agenda**

1. Approval of minutes from the September Meeting

2. ACC Report

- Planting of bushes, as per the Villas’ Guidelines, was approved by the ACC for one Unit on Peregrine.
- Wooden framed house numbers under door light approved for one Unit on Kestrel.
- Small stone retaining wall in front of electrical boxes for planting approved for one Unit on Peregrine.
- Storm door installation, as per the Villas’ Guidelines, approved by the Board for one Unit on Kestrel.

- Request to prune a tree was made by one Unit on Kestrel. The Board tabled this and will be researching the need for pruning.

### 3. Treasurer's Report

- Pat Sucec presented the financial report in his spreadsheet format for September.
- Line items were reviewed and the Board accepted the Treasurer's report.

### 4. Old Business

- Painting the curbs to mark parking around fire hydrants: Tabled for a later date.
- Signs for the pond: Tabled until spring.
- Siding needs: Looking into storage shed rental to house the unused siding, so siding can be ordered in bundles and be on hand when needed.
- Account for leftover snow removal funds: Pat Sucec will continue to do research on opening an account with our accountant.
- Identifying renters: Tabled.

### 5. New Business

- The Board voted and agrees to accept Wix, Wenger & Weidner Attorneys at Law's proposal on the Collection of Assessments Work.
- The Board voted and approved the new DSB Management agreement.
- Engineering Study Request: Reviewing quotes.
- Rules Committee: Buzz Kraft will give mission statement.
- Past Dues: Tami Dresher to work with DSB to organize a spreadsheet so the Board will be able to see at a glance where each homeowner stands.
- Repairs and Maintenance: John Thomas to work with DSB to organize a breakdown sheet so the Board will be able to see at a glance where the repairs and maintenance money is allocated.

- Prepay Dues: Pat Sucec will address the flaws in the prepay list and make recommendations for repairs.
- 2010 Budget: Pat Sucec presented a preview.

6. For the good of the order

Respectfully Submitted,

Tami Dresher, Secretary