Villas Executive Board Meeting
October 21, 2009

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