

**Stonebury Homeowners Association  
Board of Directors Meeting  
Tuesday, March 6, 2007**

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The Meeting was called to order at 8:15 p.m. by Les Gomez.

**Present:** Les Gomez, Imisa Sanchez, Christie Lose, Brett Spurr and Rick Bauman

**Others:** Brian Sheppelman and Diane Ball with HRCA

A quorum was established. At this time the Board of Directors reviewed the December 5, 2006 meeting minutes.

**A motion was made by Imisa Sanchez and seconded by Rick Bauman to approve the December 5, 2006 meeting minutes as presented by Highlands Ranch Community Association. The motion was approved.**

**A discussion was conducted and the following Board appointments were made for the upcoming year: Les Gomez, President, Brett Spurr, Vice President, Imisa Sanchez, Treasurer, Rick Bauman, Secretary, and Christie Lose, Member at Large.**

Diane Ball presented a bid from Lawn Care Solutions for the replacement of the grass damaged during the snowstorms in January in the amount of \$408.92.

**A motion was made by Les Gomez and seconded by Rick Bauman that the expense to replace the grass in the amount of \$408.92 would be recognized as emergency reserve expenditure. The motion was approved.**

Brian Sheppelman distributed the 2006 financial audit. Brian will be getting three bids for the next audit and sending them to the Board for review. Brian will be scanning the audit into a .pdf format and sending to Rick and Diane so it can be loaded on the Stonebury website.

A discussion regarding the vendor to use for CD management was conducted. The Board requested Brian to receive more information from the vendor regarding their fees and email the information to the Board members before a decision is made regarding the movement of the account.

Questions were raised regarding the status of the large A/R accounts. Brian will be emailing the Board the legal status of these accounts.

Diane Ball recommended to the Board that due to the large expenditures in January for snow removal that snow removal will be done on an as needed basis for the remainder of the season. Lawn Care Solutions will be notified by Diane Ball when snow removal is deemed necessary and snow removal will only be done around the mailboxes unless the weather makes it necessary to do it more frequently. The Board agreed with the modified snow removal policy.

The Board asked Diane Ball the status of discussions with Shea Homes regarding the drainage issues at Stonebury. Diane stated that if specific homeowners would be willing to meet with Shea that she will attempt to set up a time for a meeting at the property. Imisa Sanchez said she would add this item to the items to be included in the mailing to the homeowners. Once a list of individuals was determined Diane Ball will contact Shea Homes to set up a time for a meeting.

The Board discussed the landscaping plan for the upcoming season. Because of a large Vole presence in the area next to the monument sign in the front entrance, Diane Ball will get bids for wildlife control services and email them to the Board. Also Diane Ball will discuss with the landscaping vendors upgraded the landscaping around the benches and trees in the back area next to the open space. A proposal will be sent to the Board once an outline of possible landscaping is sent by the vendors.

**A motion was made by Brett Spurr and seconded by Rick Bauman to adjourn the meeting at 8:40 p.m. The motion carried.**

Respectfully submitted

Diane Ball  
Property Manager