

**Stonebury Homeowners Association  
Board of Directors Meeting  
Tuesday, September 4, 2007**

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The Meeting was called to order at 7:30 p.m. by Brett Spurr.

**Present:** Imisa Sanchez, Les Gomez, and Brett Spurr  
**Absent:** Christie Lose, Rick Bauman  
**Others:** Diane Ball with HRCA, Troy Mudgett with Lawn Care Solutions

A quorum was established. At this time the Board of Directors reviewed the June 5, 2007 meeting minutes.

**A motion was made by Imisa Sanchez and seconded by Brett Spurr to approve the June 5, 2007 meeting minutes as presented by Highlands Ranch Community Association with one correction. The motion was approved.**

A discussion of the irrigation study and recommendations was conducted with Lawn Care Solutions.

**A motion was made by Les Gomez and seconded by Brett Spurr to accept the bid from Lawn Care Solutions not exceed \$3,000 to repair and replace equipment noted in the irrigation study no later than April 30, 2008. The motion was approved.**

**A motion was made by Brett Spurr and seconded by Les Gomez to accept the May, June and July 2007 financial statements as presented by Highlands Ranch Community Association. The motion was approved.**

A discussion of the fence painting bids was conducted.

**A motion was made by Les Gomez and seconded by Imisa Sanchez to accept the bid from Bomar Painting, Inc not exceed \$8,400 to paint the metal fence no later than April 30, 2008 which will be a reserve expense. The motion was approved.**

A discussion regarding the 2008 landscaping and snow removal services was conducted.

**A motion was made by Les Gomez and seconded by Brett Spurr to accept the bid from Lawn Care Solutions for the 2008 landscaping and snow removal services . The motion was approved.**

A discussion regarding the 2008 flower maintenance services was conducted.

**A motion was made by Les Gomez and seconded by Brett Spurr to accept the bid from Gardens by Ginny for the 2008 flower maintenance which will not exceed a 5% increase from last years proposal. The motion was approved.**

A discussion regarding the 2008 property management services was conducted

**A motion was made by Les Gomez and seconded by Imisa Sanchez to accept the bid from Highlands Ranch Community Association for the 2008 property management services. The motion was approved.**

A discussion regarding the 2008 flower maintenance and trash disposal services was conducted. The Board directed Diane Ball to have further discussions with the proposed vendors regarding pricing and to email the Board updated proposal information.

A discussion regarding the Reserve Study was conducted with proposed revisions.

**A motion was made by Les Gomez and seconded by Imisa Sanchez to accept the modified reserve study and to retain the reserve allocation at the current level which will be reviewed on an annual basis. The motion was approved.**

A discussion was conducted regarding the bids for replacing the "S" monument sign at the front entrance. The Board tabled any action due to financial concerns at the current time but will retain the bid information for possible future action.

A discussion was conducted on standardizing the billing cycles for all homeowners to a quarterly basis.

**A motion was made by Les Gomez and seconded by Imisa Sanchez to adjust the remaining homeowners to the quarterly billing cycle effective January 1, 2008 pending a 60 day written notification being sent to the affected homeowners. The motion was approved.**

**A motion was made by Les Gomez and seconded by Imisa Sanchez to set the meeting dates for 2008 as follows and approved:**

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|------------------------------------|--|
| <b>a. Wednesday, March 5th</b>     | <b>7:00pm Annual &amp; BOD Meeting</b> |
| <b>b. Wednesday, June 4th</b>      | <b>7:30pm BOD meeting</b>              |
| <b>c. Wednesday, September 3rd</b> | <b>7:30pm BOD meeting</b>              |
| <b>d. Wednesday, December 3rd</b>  | <b>7:30pm BOD meeting</b>              |

Updated paperwork regarding setting up the Dain Rauscher account was signed and forwarded to Brian Sheppelman to implement the account.

A discussion was conducted on revising the financial reports to produce them quarterly to correspond to the quarterly Board of Director meetings.

**A motion was made by Les Gomez and seconded by Imisa Sanchez to adjust the reporting schedule for the financial reports to quarterly to reduce administrative costs and to correspond to the quarterly Board of Directors meetings. The motion was approved.**

**A motion was made by Brett Spurr and seconded by Imisa Sanchez to adjourn the meeting at 9:20p.m. The motion carried.**

Respectfully submitted

Diane Ball  
Property Manager