

ROXBOROUGH VILLAGE FILING 16-A HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING OF MEMBERS
MINUTES
January 10, 2006

- I. Determination of quorum, roll call, call to order -- The meeting was called to order by President Hamm at 7:10 p.m. Board Members present: Nathan Hamm, Monica Stevens, Bev Switala and Leo Chavez. Board Members excused: Alex Zaborenko. There were 89 certified proxies represented in person or mailed, more than the required 10% needed to hold the meeting. Homeowners in attendance as per the attached sign-in sheet; and KC & Associates staff members Larry and Kathy Christensen, Brenda Crubaugh and Susan Jones. A quorum was present necessary to conduct the business of the Association.
- II. President Hamm introduced members of the board and management. Homeowner Chad Bergman was introduced as the website designer and new member of the community. Members were encouraged to attend the monthly board meetings as membership feedback and input is always welcome. Meetings are generally held bi-monthly; however the board has utilized monthly meetings recently to stay on top of current developments. An overview of the management change was presented including introduction of KC & Associates' staff in attendance. Landscaping modifications are a current priority of the Board and will be discussed later in the meeting. Members in attendance were thanked for attending the meeting.
- III. Upon motion duly made and seconded, reading of proof of notice of meeting was waived without objection.
- IV. Upon motion duly made and seconded, reading of the 2005 annual meeting minutes was waived without objection.
- V. Introduction of Nominated Candidates – Bev Switala and Ken Henry were introduced. Each addressed the membership indicating their reasons for seeking nomination. There being no further nominations from the floor the nominations were closed. Two members volunteered to assist management with the counting of ballots. The membership then voted via secret ballot their choice of a nominated candidate.
- VI. Financial Report – Management presented the financial report consisting of a Balance Sheet and Income Statement as of December 31, 2005, and the 2006 Budget. Discussion included questions on Member Receivable balances, Bad Debt write-offs, and Utilities including lake water and common electric costs. Additionally, upon a motion duly made by Director Chavez and seconded by Director Hamm and, upon vote, unanimously carried by the membership to have management research the \$4,060.53 attributed to Activities in 2005, and as outlined in the recent 2004 Financial Audit. Following discussion, the 2006 Budget was ratified by the membership with no opposition with assessments remaining at the \$30 per month rate. Current payables with signed by two Directors.
- VII. Discussion/Open Forum – President Hamm gave a brief overview of the proposed landscaping of the Lake mini parks and entrance signs at the intersection of Village Circle West and North Crystal Lake Drive and Village Circle East and Ptarmigan Lane, with the Committee Chairpersons, as applicable, handing further discussion. Committee sign-up sheets were distributed for members to join a committee of their choice.
 - A. Lake Parks – Director Chavez introduced Rob Donigan of Nuszer-Kopatz, a landscape design firm, outlining the mini parks and seating areas proposed around the Lake. Aeration fountains or 'bubblers' with timers will be included in the overall plan. Further review to identify the correct locations for the seating areas is expected to continue. Members discussed additional possibilities of a gazebo/shelter structure near the existing

playground area that would benefit future association activities and lack of use by the membership of the sand volleyball court, noting youths have been observed playing in the sand and swinging on the net. Mr. Donigan presented a diagram of the proposed locations of the mini parks citing that the current rendering is a preliminary plan with the board working towards a final version. Homeowners adjacent to the Lake voiced concern of installing large trees that would block views. This is a legitimate concern with homeowner input welcomed as the plan progresses towards finalization. The board is also working to submit the Lake Plan to the Roxborough Metropolitan District Board of Directors for matching funds assistance, as the District will ultimately maintain the area from the sidewalk to the Lake, per the original ODP.

- B. Entrances – The northern entrance at Ptarmigan Lane and the new signage installed at North Crystal Lake Drive are being worked on for landscape modifications. Drawings were not available at the time of the meeting for membership review.
- C. Website – Chat Bergman briefly outlined the Association's website including hopes of linking with other sites to increase awareness and activity to the site.
- D. Sunshine Committee – Additional members encouraged to participate.

Other discussion topics included vehicles speeding on community streets and possible remedies of control such as awareness and having a Douglas County Sheriff representative attend an upcoming meeting, following proper notice to the community of their attendance; irrigation system including lack of adequate coverage, repairs and seeding along Valley Park East; and the aesthetics of the stop sign area at Rampart Range Road including year round holiday decorations in the median.

The recreation facility was discussed with the board and management outlining their work on obtaining a legal opinion on the feasibility of acquiring the facility as outlined in the association's governing documents. In addition, initial discussions with the Roxborough Metropolitan District to conduct the operation and maintenance of the facility utilizing current/future tax dollars with facility usage available to association residents. Committee membership and mail deliver problems in the community were acknowledged. Several homeowners on Mule Deer and Fox Den indicated to management that notices mailed outlining the transition and newsletters were never received. Homeowners were asked to speak with their neighbors and report any delivery problems to the management office. The USPS will be notified of the problems. The membership thanked the Board for their efforts and work this past year on behalf of the community.

- VIII. Members were thanked for their attendance and encouraged to stay for refreshments and cake. There being no further business before the membership, the meeting was adjourned at 9:07 PM. The next regular meeting will be held on Tuesday, February 7, 2006 beginning at 7:00 PM in the conference room located at the West Metro Fire Station on Roxborough Park Road, Littleton, Colorado.

Submitted by:
Kathy Christensen, Community Association Manager

THE FOREGOING IS THE TRUE AND CORRECT MINUTES OF THE MEETING HELD ON THE DATE ABOVE AND WERE APPROVED ON THIS 7th DAY OF FEBRUARY 2006.


Secretary