

**ROXBOROUGH VILLAGE FILING 16A HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
MINUTES OF MEETING
February 7, 2006**

A regular meeting of the Roxborough Village Filing 16A Board of Directors was held on Tuesday, February 7, 2005 beginning at 7:00 p.m. in the West Metro Fire District, Roxborough, Colorado.

- I. Roll Call, Call to Order** – Vice President Stevens called the meeting to order at 7:05 p.m. Members present: Monica Stevens, Bev Switala, Nate Hamm, Leo Chavez and Alex Zaborenko. Members absent and excused: All present. Others present: No other members in attendance and Kathy Christensen of KC & Associates, community association manager.

Vice President Stevens noted that a quorum was present necessary to conduct the business of the Board and the Association.

- II. Open Forum** – None.

- III. Minutes** – The January 10, 2006 Annual Meeting and December 6, 2005 regular meeting minutes were reviewed and approved as presented.

IV. Old Business

A. Landscape Improvements

1. Lake – A full set of specifications and prints to each director. Hard dates will be set with penalties. Types of native grasses, long time to establish and reseeding were discussed.
2. Entrances – Preliminary plans introduced and reviewed. Alternative shrub types were discussed to possibly replace evergreens used in the plans. The contractor will be asked opinion on alternatives.
3. The board approved winter watering of trees and shrubs by a landscaper of management's choice. Costs not to exceed \$8 per tree and \$6 per shrub. Watering to begin within 7 business days.

- B. 2005 Pig Roast Invoices** – Copies of the invoices were distributed for review. Following discussion and review, the board decided better control would be exercised for future events.

V. New Business

- A. Landscaping Proposals** – CoCal Landscaping, Schultz Industries, Inc. and The Brickman Group proposals were reviewed. Following discussion and a vote of 4-1, Urban Farmer will be asked to submit as the CoCal proposal was set aside. Following further discussion, Schulz Industries and The Brickman Group will be asked to attend the March meeting to present their proposals.
- B. Legal Council** – The board next reviewed HindmanSanchez and Orten, Cavanagh, Richmond & Holmes proposals and costs for legal services. The board chose OCRH on a non-retainer program.
- C. UMB Signature Card** – Presented and signed to finalize the association's checking account.
- D. 2006 Meeting Date Schedule** – Approved with monthly meetings for 2006. All meeting to be held at the West Metro fire station at no-charge to the association.
- E. Election of Officers** – The following officers were elected by secret ballot to serve until the next annual meeting of members: President – Leo Chavez, Vice President – Alex Zaborenko, Secretary – Nate Hamm, Treasurer – Bev Switala, Director at Large – Monica Stevens.

VI. Committee Reports

- A. Design Review** – Requests are forwarded to the Committee via email by the management company. Letters are sent following DRC approval/denial.
- B. Lake** – Nothing new to report.
- C. Social/Sunshine** – Nothing new to report.
- D. Grounds/Landscape** – Nothing new to report.
- E. Website** – Nothing new to report.

- VII. Financial Report** – The Board next reviewed the unaudited financial report setting forth the cash deposits, investments and budget analysis through the period ending January 31, 2006. Following

review, the financial report was approved as presented. The Board next reviewed the Accounts Payable Report through the period ending February 6, 2006, totaling \$10,520.88. Following review, accounts payable report was approved as presented.

VIII. Manager's Report

A. Maintenance – American Civil Constructors will be contacted to obtain doggie bags purchased by the association and stored at ACC, and replacement trees for those that were suppose to be replaced in the spring of 2005. The board ratified the installation of a new light fixture at the southern entrance and approved the installation of a new light fixture at the northern entrance site, similar in design to the fixture installed at the southern entrance by McBride Electric. Design Electric will be contacted for an opinion on hard wiring a light fixture at the new sign on North Crystal Lake Drive. The Cowboy Storage account will be closed with items moved to management storage until binders, etc. could be sold off. Violation courtesy notices are utilized during property reviews. The board next denied a payment plan for Account CL07656 citing full payment should be received within 30-days due to the low amount of the amount in question.

IX. Miscellaneous Discussion Items


A. The board next discussed the two different Rules & Regulation documents. Following discussion, Director Hamm will review the Rules for corrections. Regular size vehicles are those considered to be one-ton or less.

B. Fencing – The board reviewed a homeowners concern on correct rail placement. The fencing was turned over to the association and/or owner by the developer as is. Some fence rails were placed on the incorrect side by the developer. No action was taken at this time.

X. **Adjournment** – There being no further business to come before the board, upon a motion duly made and seconded, and unanimously carried, the Board adjourned the meeting.

Respectfully 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 DATE OF MARCH, 2006.



Secretary