

**ROXBOROUGH VILLAGE FILING 16A HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
MINUTES OF MEETING
July 11, 2006**

A regular meeting of the Roxborough Village Filing 16A Board of Directors was held on Tuesday, July 11, 2006 in the West Metro Fire District in Roxborough Village, Littleton, Colorado.

- I. **Roll Call, Call to Order** – President Chavez called the meeting to order at 7:05 p.m. Members present: Nate Hamm, Leo Chavez, Monica Stevens and Nate Hamm. Members absent and excused: Alex Zaborenko via proxy as applicable. Others present: Homeowners per the attached sign-in sheet Kathy Christensen of KC & Associates, community association manager.

President Chavez noted that a quorum was present necessary to conduct the business of the Board and the Association. A moment of silence was observed for the passing of Director Bev Switala.

- II. **Minutes** – The June 11, 2006 regular meeting minutes were approved without objection.
- III. **Open Forum** – Homeowners in attendance discussed landscaping issues including: 1) Mule Deer drainage pond located on the map as Tract D. The board requested a quote to install a split rail fence to section off the drainage area and/or a grate on the culvert adjacent to the existing playground area; 2) native mowing and grass saturated by the lake playground area; 3) detention area signage; and, 4) Village Circle East from the northern entrance to Crystal Lake Drive is the projected next landscaping project. Once an initial plan has been obtained, the owners backing up to this area will be requested to submit information on the plan.
- V. **Old Business**
- A. **Landscape Improvements**
1. **Lake** – Following motion duly made by Director Chavez and seconded by Director Stevens and following no audience comment and a unanimous vote, to approve the DEC Electrical proposal for the lake fountains.
 2. **Signs** – Signs by Design is preparing a total of 16 signs to be placed at the bench seating areas around the park.
- B. **ACC Tree Replacement** – Discussing with Brian Reilly at ACC.
- C. **Summer Picnic** – The County Commission, Metro District, West Metro Fire Station, Douglas County Police will be invited to the picnic to mingle and socialize. Discussion for the event included obtaining a clown/face painter, raffle certificates for drawings and event food finalization.
- IV. **New Business**
- A. **New Meeting Location** – Future meetings, with the exception of the November meeting, will be held at the new Roxborough Library.
- B. **Mule Deer Drainage Area** – The board reviewed additional photos of the drainage area. Brickman Group has been requested to clean out the drainage area as soon as possible and provide a solution for the continual standing water during storm events.
- C. **Playground Signage** – Tabled.
- V. **Committee Reports**
- A. **Design Review** – Additional members sought. Education and developmental training were discussed.
- B. **Lake** – See Old Business above.
- C. **Social/Sunshine** – See Old Business above.
- D. **Grounds/Landscape** – Nothing new to report.
- E. **Website** – Updates made.
- VI. **Financial Report** – The Board next reviewed the unaudited financial report setting forth the cash deposits, investments and budget analysis through the period ending May 31, 2006. Following review, the financial report was approved without objection. The Board next reviewed the Accounts Payable Report through the period ending July 11, 2006, totaling \$27,614.65. Following review, the Accounts Payable Report was approved without objection.

VII. Manager's Report

A. Maintenance

1. Brickman Site Report – Reviewed.
2. Service Proposal(s) – Proposal for the southern entrance was denied, pending Brickman getting a handle on the area first.
3. Concrete Repairs – The contractor will repair the lake sidewalk in those areas damaged due to construction. A few extra areas will be paid for by the association, including the stone at the playground entrance off Elk Mountain.
4. Playground Repairs – Installation of the new playground at Tract T will begin the week of August 7th. This is an insurance claim due to vandalism.

B. Violations – Updated. One covenant matter is at legal. The board reviewed a tree installation issue. It was mentioned that a prior legal opinion was obtained on a similar issue, i.e. installation of a tree that potentially could block a neighbor's view. Legal will be requested to produce a copy of this prior opinion, if it exists, for board review. Decision tabled pending the opinion.

C. Collections – Updated. Two legal accounts have paid in full.


VIII. Miscellaneous Discussion Items

- A. SB100-SB89 Update** – An eighth policy is required on homeowner and board conflict mediation with minor changes on several existing policies. The board will work towards an adoption date on the newly required policy of January 1, 2007.
- B.** The board approved a monument for Director Switala. Location yet to be determined.

IX. 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 at 8:06 p.m.

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 1ST DAY OF AUGUST 2006.



Secretary