

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

A regular meeting of the Roxborough Village Filing 16A Board of Directors was held on Tuesday, June 7, 2005 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 7:01 p.m. Members present: Nate Hamm, Leo Chavez and Alex Zaborenko via proxy. Members absent and excused: Monica Stevens and Bev Switala. Others present: Homeowners per the attached sign-in sheet, Dawn Mowat-Chesney, owner/managing partner of The Roxborough Center, i.e. recreation center and 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.

- II. **Open Forum** – Homeowners in attendance discussed landscaping issues including: 1) greenbelt areas and reseeding with wildflower mixes; 2) installation of additional trees; 3) planting beds near Cougar Lane; and 4) native areas. Following discussion, upon motion duly made by Director Chavez and seconded by Director Hamm, that the association obtain owner input when planning the area at Village Circle West and Cougar Lane prior to finalization of the greenbelt common area. Use of a Dupont product as mulch was discussed. Mussels have been found in the lake and are the cause of breaks, clogs and equipment shutdowns. The District and their landscape contractor are working on possible solutions. Recreation Manager, Dawn Mowat-Chesney outlined membership costs and summer pool rates for The Roxborough Center. Dawn is a Roxborough resident. Month to month rates: \$70 first month and \$45 per month thereafter. Summer season runs from June-August. Additional information is available at the Recreation Center. Discussion commenced regarding the association contributing to their member's use of the center. Following input from residents, it was determined not to be a viable option.

- III. **Minutes** – The May 2, 2006 regular meeting minutes were approved without objection.

IV. **Old Business**

A. **Landscape Improvements**

1. **Lake** – Updated. Costs were reviewed for installation of rock around the lake from the sidewalk to homeowner property lines. Following discussion, Schultz Industries will be requested to continue.
2. **Entrances** – Costs reviewed with Schultz Industries awarded the contract for completion by June 30, 2006.

B. **Rules & Regulations** – The Rules posted on the website are correct.

C. **Spring Clean-Up** – Tables pending a date to be decided between meetings.

D. **ACC Tree Replacement** – Letter out, communication on-going with ACC not returning calls.

Homeowner K. Segura indicated that there are 2-3 trees needed at the Mule Deer park to replace dead ones.

V. **New Business**

- A. **Summer Picnic** – Discussion tabled.

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. Answers were slow in May due to 'glitch' on the Committee end with Yahoo. It is believed to have been straightened out. Director Hamm will review outstanding requests and advise management.

B. **Lake** – Nothing new to report.

C. **Social/Sunshine** – Nothing new to report.


D. **Grounds/Landscape** – Nothing new to report.

E. **Website** – Establishment of a link between the Arrowhead Shores and KC & Associates websites will be investigated.

- VII. Financial Report** – The Board next reviewed the unaudited financial report setting forth the cash deposits, investments and budget analysis through the period ending April 30, 2006. Following review, the financial report was approved without objection. The Board next reviewed the Accounts Payable Report through the period ending June 6, 2006, totaling \$146,123.66. Following review, accounts payable report was approved without objection.
- VIII. Manager's Report**
- A. Maintenance**
1. Brickman Site Report – to be emailed out.
 2. Service Proposal(s) – Awaiting proposals for the southern entrance landscaping. Will be emailed out when obtained.
- B. Violations** – Updated. One account is at legal; however, they are having a hard time serving papers.
- C. Collections** – Updated. Approximately 22 accounts will be sent to legal as open collection matters if payments are not received. When a property is sent to collections, a lien is filed on the property and demand letter sent to the owner of record.
- IX. Miscellaneous Discussion Items**
- A.** The board approved autopay set up for IREA billings.
- B.** Brickman will be notified of the weeds in the sandbox/volleyball area.
- C.** Members were encouraged to walk the lake and report comments.
- 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 at 8:30 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 11th DATE OF JULY 2006.


Secretary