

**ROXBOROUGH VILLAGE FILING 16-A HOMEOWNERS' ASSOC., INC.  
BOARD OF DIRECTORS MEETING MINUTES**

**APRIL 5, 2005**

**PENDING BOARD APPROVAL**

**CALL TO ORDER**

The meeting was called to order at 7:05 p.m. In attendance for the Board of Directors were Bev Switala, Nathan Hamm, Kristen Wilkening and Leo Chavez. David Lynn was in attendance from Management Specialists, Inc.

**OPEN FORUM**

Jason Lutton was present to discuss fines that had been assessed to his house. After hearing Jason's argument, Jason was dismissed and the Board discussed the fines. It was moved, seconded and approved that all fines accruing to Jason Lutton's property would continue. Dave was directed to write a letter to Mr. Lutton indicating the fines would remain in force.

David Peak from the Roxborough Village Metropolitan district did not show for the meeting. Dave was requested to ask the county commissioner, Mr. Steve Board to contact Mr. Peak and attempt to resolve the situation concerning the use of water in the Roxborough Village area and to encourage Mr. Peak to respond to the Roxborough Village Homeowner Association.

**APPROVAL OF AGENDA**

The agenda was approved with some minor additions to the Old Business and the New Business sections.

**APPROVAL OF PREVIOUS MEETING MINUTES**

The minutes of the December 7, 2004 Meeting were approved as presented.

**MANAGER'S UPDATE**

Financials – Dave presented the Financials from February 28, 2005. There was no discussion.

Delinquencies – The Board reviewed the Delinquencies and the Status Reports from Orten & Hindman and Management Specialists, Inc.

Grounds – Dave indicated that grounds maintenance was being complied with in an adequate manner.

Covenant Enforcement – Dave reported the number of violations written in Roxborough Village remains fairly constant at approximately 35-40 violations per month. Dave mentioned that the majority of violations currently being recorded were still for trashcans being left in front of homes.

Architectural Control Committee – Dave mentioned the ACC process is working satisfactorily.

## **OLD BUSINESS**

Mule Deer Park Power – Dave indicated the meter box had been installed but a meter was not yet installed in the box. Dave addressed this issue with Centex Homes. They indicated would be installing a meter in the very near future.

Bids for Additional Monument Sign – Board member Leo Chavez requested that this item be tabled until the next meeting.

New Website – Nathan Hamm indicated a new website had been created and for everyone to go to it and to make suggestions as to links that they would like to have added to the website.

## **NEW BUSINESS**

Restroom At Lake – A request for a restroom at the lake was discussed and the Board concluded that a restroom would not be installed at the lake. Dave was directed to contact the correspondent and indicate such.

New Community Manager – Dave mentioned that Denise Corley would be the new Community Manager for Roxborough Village.

Elections To Board Positions – This item was deferred until the end of the meeting.

## **NEWSLETTER ITEMS**

Dave solicited requests for items to be included in the newsletter. They were:

1. The website
2. Results of the Annual meeting
3. Results of the Board election
4. Dog feces
5. Ownership of the lake
6. Dogs on leashes

Dave would prepare the newsletter based on these items.

## **ELECTIONS TO BOARD POSITIONS**

A ballot was taken concerning the Board positions and the final ballot total was deferred until Dave was able to contact the remaining Board member, Monica Stevens, and include her vote. Dave was able to contact Monica the following day and included her vote and the vote indicated the new President was Nathan Hamm, Vice-President was Monica Stevens; Secretary was Bev Switlatla; and the new Treasurer was Kristen Wilkening.

**NEXT MEETING DATE AND TIME**

The next meeting is scheduled for Tuesday May 3, 2005 at 9818 North Crystal Lake Drive at 7 p.m.

**ADJOURNMENT**

The meeting adjourned at 8:45 p.m.

DL/tt/ROX