

ROXBOROUGH VILLAGE FILING 16-A HOMEOWNERS' ASSOC., INC.

SPECIAL LAKE MEETING MINUTES

JULY 19, 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 Nathan Hamm, Bev Switala, and Leo Chavez. Representing Management Specialists, Inc. was Tawny Kersh.

Nate introduced himself as the Board President and mentioned the association's website and encouraged all homeowners to use it. Tawny introduced herself and gave a brief description of what she does for the community.

Kirk Haptonstall from ACC introduced himself and discussed the plans that were approved and given to him for the area around the lake. He gave a brief description of his duties within the community and talked about who is responsible for the lake. Kirk gave an example of what the community can do to change the appearance of the area around the lake but he also wanted all homeowners and Board members to keep in mind the cost and the actual ability to be able to do those things, i.e., the sprinkler system. The mowing and spraying schedule was also discussed. Kirk introduced Rick Trujillo as his manager at ACC.

Nate stated he would like to have a three-year plan for the lake. All homeowners were given a chance to speak and either comment or state a complaint regarding anything going on in the community.

Leslie Ashley and Diane Chavez complained of trash especially around the lake. Leslie also stated that the walkway looks good and had a suggestion of fountains in the lake.

Diane Chavez commended that ACC did a good job on the wall and her complaint was them using four wheelers around the lake.

Terry and Fran Steer had a request to have the old concrete removed on the south end of the lake. They also offered to contact 4-H kids to do a cleanup around the lake.

Allison Rinehall commented on the mud around Pintail Place and had a question on water. There was a discussion by the Board and Kirk with an answer.

Andy Olin mentioned that homeowners were not using their trashcans and also had a question regarding getting recycle bins with lids. The complaint was trash around the lake.

Rick and Trohe had a question about possibly putting a park area around the lake. The complaint was dead trees and Kirk explained that the trees will be removed and will be replaced in the fall.

Dave and Ginger Chapman stated the walk was not a problem and offered some cleaning ideas, homes and water questions were answered by Kirk. They stated more owners need to take pride in ownership and point out to neighbors things that could be changed for the good. They also had a request to have the volleyball court moved.

Bonney had nothing to add.

Margo nice walkway, ACC did a good job on the wall, although, there was still mud along the pathway.

Kirk stated that he will be putting a cap on the wall and will also present a bid to the Board for cobblestone to help block the mud.

Leo stated that he would like Kirk to provide a bid for ten areas around the lake that could be grassed and with benches.

The four action items that came out of this meeting for ACC were the following:

1. Removing concrete blocks around the lake
2. Removing dead trees and replacing them in the fall
3. Provide a bid to fix the mud problem at the end of the lake
4. Provide a bid on benches and grass areas around the lake

ADJOURNMENT

The meeting was adjourned at 8:30 p.m.