

**ROXBOROUGH VILLAGE FILING 16A HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
MINUTES OF MEETING
May 7, 2008**

A meeting of the Roxborough Village Filing 16A Board of Directors was held on Wednesday, May 7, 2008 in the Roxborough Village Fire Station in Littleton, Colorado.

- I. **Roll Call, Call to Order** – President Bendall called the meeting to order at 7:00 PM. Members present: Ron Bendall, Rebecca Hulse, Terri Stange, Renee DeRocher and Elliot Goldman. Members absent and excused: All present. Others present: Owners per the attached sign-in sheet, and Kathy Christensen of KC & Associates, Community Association Manager

President Bendall noted that a quorum was present necessary to conduct the business of the Board and the Association.
- II. **Open Forum** -- Residents addressed the Board and commented on issues related to parking on County streets, wildlife including abundance of rabbits, fountain update, and dog issues.
- III. **Review of Minutes** – Following review, the April 2, 2008 meeting minutes were approved as presented without objection.
- IV. **Old Business**
 - A. **Reserve Study** – Sixty-day extension on final report granted by vendor. Color copy to Directors Goldman & DeRocher.
 - B. **Irrigation Contract/MD Irrigation Agreement** – Agreement pending.
 - C. **Mule Deer Walkway** – Scheduled for installation May 12-13, 2008 weather permitting.
 - D. **Annual Picnic** – Fifty-one letters mailed to potential sponsors with one response received. Community teens sought to man the sign-in desk. Two 10-foot banners approved. Tickets and arm bands to be used.
 - E. **Swing Set Proposal** – Following review and discussion, upon motion duly made by Director Hulse and seconded, it was unanimously approved to move forward with Option 2 of the Children's Playstructures & Recreation swing-set installation at a cost of \$16,730. Site location to be reviewed by the Board prior to installation.
- V. **New Business**
 - A. **Metro District Punch List** – Punch list items approved per the Board and District property inspection. Working towards a June 1, 2008 completion deadline.
 - B. **Capital Committee Recommendations** -- Nothing new to report.
- VI. **Committee Reports** – The Board seeks membership involvement on Committees.
 - A. **Website** – Working on a file uploader folder. Advertising for community members discussed. Following discussion, the Board agreed that members could submit their ad on-line and depending upon a sufficient response, ads would be approved and listed on the website. Board approval required on all ads.
 - B. **Design Review** – Several applications reviewed and approved including trampolines and play structures.
 - C. **Capital Improvement** – Residents should attend the Annual Picnic to review proposed plans on the southern entrance.
- VII. **Financial Report & Accounts Payable Reports** – The Board next reviewed the unaudited financial report setting forth the cash deposits, investments and budget analysis through the period ending March 31, 2008. Accounts payable reviewed and signed as submitted.
- VIII. **Manager's Report** – Manager's Report reviewed containing work orders, etc. The Board reversed their decision to remove mulch at Dove Tail and Rampart Range southern sign pending Brickman's design

plan. The Board requested that all pet friendly, etc. signs surrounding the lake be removed, and holes filled in with dirt. Littleton Soccer will be asked to cease using the Lake playground area for practice.

A. Violations – Violation Report was reviewed and discussed.

B. Collections – Collections were reviewed and discussed.

IX. Miscellaneous/Announcements

A. Next meeting scheduled for June 4, 2008 at the Roxborough Fire Station beginning at 7:00 PM.

B. Re-write to the existing Declarations will be added to the next Agenda.

C. The next Metro District meeting is scheduled for June 10th.

D. Legal approved to begin drafting Agreement between the Association and Metro District.

X. Adjournment – There being no further business to come before the board, upon a motion duly made and seconded and without objection, the Board adjourned the meeting at 10:23 PM.

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 WAS APPROVED ON THIS 4th DAY OF JUNE 2008.

// Terri Stange //
Secretary