

**ROXBOROUGH VILLAGE FILING 16A HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
MINUTES OF MEETING
June 4, 2008**

A meeting of the Roxborough Village Filing 16A Board of Directors was held on Wednesday, June 4, 2008 in the Roxborough Village Fire Station in Littleton, Colorado.

- I. **Roll Call, Call to Order** – Vice President Hulse called the meeting to order at 7:04 PM. Members present: Rebecca Hulse, Terri Stange, Renee DeRocher and Elliot Goldman. Members absent and excused: Ron Bendall. Others present: Owners per the attached sign-in sheet, and Kathy Christensen of KC & Associates, Community Association Manager

President Hulse noted that a quorum was present necessary to conduct the business of the Board and the Association.
- II. **Open Forum**
 - A. Brian Reilly, ACC Landscaping – Punch list requested by the District has been completed. General landscaping discussed with aeration delayed a month. Some irrigation valves were found not to be hooked up. Residents addressed the Board on the recreation center landscaping and weeds, southern entrance landscaping, District and ACC roofing request reviewed.
- III. **Executive Session** – The Board entered into session with Jerry Orten of Orten, Cavanagh, Richmond & Holmes, PC, association legal counsel at 7:45 PM to discuss the Roxborough Metro District Agreement. Following adjournment of the session, the regular meeting continued at 9:09 PM.
- IV. **Review of Minutes** – Following review, the May 7, 2008 meeting minutes were approved as presented without objection.
- V. **Old Business**
 - A. **Reserve Study** – Two options reviewed: 1) With District maintaining landscaping/irrigation and 2) Without.
 - B. **Irrigation Contract/MD Irrigation Agreement** – Pending.
 - C. **Annual Picnic** – Updated. Two copies of the homeowner listing was requested by Director DeRocher.
- VI. **New Business**
 - A. **Declaration Rewrite** – Following review, upon motion duly made by Director Hulse and seconded by Director Goldman to obtain a document review at a cost of \$1,265.
- VII. **Committee Reports** – The Board seeks membership involvement on Committees.
 - A. **Website** – New items to be sent via email.
 - B. **Design Review** – New roofs are to be the same as existing.
 - C. **Capital Improvement** – Nothing new to report.
- VIII. **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 May 31, 2008. The Board approved a budget reallocation of \$7,000 moved from Account 6040 to Account 6220. Accounts payable reviewed and signed as submitted.
- IX. **Manager's Report** – Manager's Report reviewed containing work orders, etc. The sidewalk at Mule Deer Park is complete. The swing set at the Lake Park is scheduled for completion prior to the picnic.
 - A. **Violations** – Violation Report was reviewed and discussed.
 - B. **Collections** – Collections were reviewed and discussed.
- X. **Miscellaneous/Announcements**
 - A. A study session will be held in July.

B. Next meeting is scheduled for August 6, 2008 at the Roxborough Fire Station beginning at 7:00 PM.

XI. **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 10:15 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 6th DAY OF AUGUST 2008.

//Terri Stange// _____, Secretary