

**ROXBOROUGH VILLAGE FILING 16A HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
MINUTES OF MEETING
August 6, 2008**

A meeting of the Roxborough Village Filing 16A Board of Directors was held on Wednesday, August 6, 2008 in the Roxborough Village Fire Station in Littleton, Colorado.

- I. **Roll Call, Call to Order** – President Bendall called the meeting to order at 8:27 PM. A change was made moving Item III – Executive Session to the end of Agenda. Members present: Ron Bendall, Terri Stange and Renee DeRocher. Members absent and excused: Rebecca Hulse and Elliot Goldman. Others present: Owners per the attached sign-in sheet, Brian Reilly from American Civil Constructors 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**

- A. Brian Reilly, ACC Landscaping – Discussed irrigation and maintenance issues with the Board and answered owner questions regarding same.
- B. Owners in attendance discussed fountain lights not working, landscaping at the southern entrance and throughout the community, covenants including parking issues, boats and basketball hoops, District irrigation and maintenance responsibilities beginning September 1st and Lake low water table.

- III. **Review of Minutes** – Following review, the June 4, 2008 regular meeting minutes were approved as presented without objection.

IV. **Old Business**

- A. **Reserve Study** – Another 60-day extension requested.
- B. **MD Agreement** – Upon motion duly made by Director Bendall and seconded by Director DeRocher, following an opportunity for homeowner comment, the motion passed by a vote of 2-1 to accept the Roxborough Metropolitan District's offer to perform irrigation and landscape maintenance at District expense beginning September 1, 2008. Next step will be designating snow removal routes for school area youths. Discussion continued on mowing of the Patel property. Homeowner Wright indicated her sons' would be interested in mowing the property and will forward a flier. ACC will be notified that their contract will expire in 30-days. As ACC will continue landscape services through August 30, 2008, the District will be notified that Brickman needs to adjust the irrigation clocks to allow mowing by ACC on Tuesdays.
- C. **Declaration review opinion** – Pending.
- D. **Annual Picnic** –The Board received positive feedback from the community with regard to the Association picnic in June. The final cost of the picnic was \$8,190.43. One hundred twenty eight households representing 418 residents and guests attended the picnic. Over 100 e-mail addresses were collected. The Board feels the picnic was a tremendous success and looks forward to making it an annual event, budget permitting.

V. **New Business**

- A. **Brickman & ACC quotes** – Following review and discussion, upon motion duly made by Director Bendall and seconded by Director Stange to approve the Brickman quotes for additional landscaping as revised and modified by the Board.
- B. **Fountain removal/maintenance** – Proposal pending. Middle and east fountains factory repairs made and installed back into the Lake. Light repair on the east fountain forthcoming pending ordered parts.
- C. **Communications** – 1) Rock installation – ACC quotes for installation around the lake tabled. 2) Split Rail Fence – Denied.

- VI. Committee Reports** – The Board seeks membership involvement on Committees.
- A. Website** – New items, including May and June minutes, to be sent via email for posting. Following discussion and review, upon motion duly made by Director Bendall and seconded by Director DeRocher, following homeowner comment, it was approved by a 2-1 vote to approve the web master contract at a cost of \$600 for one year.
 - B. Design Review** – Update given, no action by the Board.
 - C. Capital Improvement** – The Committee was given a copy of the Brickman landscaping plan for the southern entrance from Dove Tail to the southern Rampart/Village Circle entrance to review and advise comment.
- 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 June 30, 2008. Accounts payable reviewed and signed as submitted.
- VIII. Manager's Report** – Manager's Report reviewed containing work orders, etc.
- A. Violations** – Violation Report was reviewed and discussed. A property on Fox Den was approved for submittal to legal for a covenant landscaping violation.
 - B. Collections** – Collections were reviewed and discussed. Director Stange will review with the Association Manager between meetings.
- IX. Miscellaneous/Announcements**
- A.** Next meeting is scheduled for September 3, 2008 at the Roxborough Fire Station beginning at 7:00 PM.
- 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 10:40 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 HAVE BEEN APPROVED BY THE BOARD OF DIRECTORS.

____//Terry Stange//____, Secretary