

**ROXBOROUGH VILLAGE FILING 16-A HOMEOWNERS ASSOCIATION, INC.**  
**ANNUAL MEETING OF MEMBERS**  
**MINUTES**  
**January 16, 2008**

- I. Call to Order/Roll Call/Establishment of Quorum – The meeting was called to order by President Bendall at 7:35 PM. Board Members present: Ron Bendall, Rebecca Hulse, Terri Stange and Elliot Goldman. Board Members excused: All present. There were 78 certified proxies represented in person or via mail, more than the required 10% needed to hold the Annual Meeting. Homeowners in attendance as per the attached sign-in sheet; and Kathy Christensen and Susan Jones of KC & Associates representatives. President Bendall welcomed members in attendance and thanked them for attending.
- II. Motion – Upon motion duly made by Director Hulse and seconded by the membership, to remove the current Project Manager effective February 29, 2008. The motion passed unanimously without objection.
- III. Proof of Notice – Upon motion duly made and seconded, reading of proof of notice of meeting was waived without objection. A copy of the 2007 Annual Meeting Minutes was attached to each Agenda.
- IV. Reports of Officers, Report of the Board of Directors and Report of Committees – Director Stange gave an updated report on the Project Manager progress. Members discussed snow removal concerns. Committee members in attendance outlined their initial meetings and asked for volunteer participation.
- V. Report of Kathy Christensen of KC & associates (The Association's financial and covenant enforcement agent) -- The unaudited 2007 Balance Sheet and Income Statement were reviewed with questions addressed. Reserves are very low with the Board reiterating their decision to hold costs, especially capital improvement funding for 2008. The Budget was ratified by the membership without objection.
- VI. Election of two Board Members – Review of the Governance Policies on secret balloting was reviewed. Nominations from the floor were opened with Renee DeRocher and Elliot Goldman nominated. Each nominee addressed the membership with their desire to seek nomination. As the nominees ran uncontested, the membership by accumulation elected Renee DeRocher and Elliot Goldman to the Board of Directors by a show of hands. Terms to expire in 2011.
- VII. Unfinished Business – None.
- VIII. New Business – Discussion topics included: 1) Snow removal. Measurements are taken in various locations in the community to determine snow depths. Owners are required by Douglas County ordinances to remove snow from their sidewalks within 24-hours. The Association removes snow at area mailbox locations and community sidewalks when depths exceed two inches. 2) Trash service – homeowners complained about lack of trash pickup during snow storms. The trash company has explained that in some situations due to parking on streets and ice buildup that they have suspended service in some areas as their drivers feel it is unsafe. Per their contract, refunds to the Association are not granted as service is resumed once areas are passable. 3) Regular Board Meetings are held monthly at the Roxborough Fire Station. 4) Solicitation by vendors in the community – residents can opt out by calling certain vendors. The membership felt that signage posted would hamper area school youths from seeking community assistance. 5) Email and electronic notification is being worked on. Residents were encouraged to sign up on the 'arrowheadshores.net' website. Effective electronic communications could reduce costs to the Association.

IX. Members were thanked for attending. There being no further business to come before the membership, the meeting was adjourned at 9:15 PM.

Submitted by:  
Kathy Christensen, Community Association Manager

**THE FOREGOING IS THE TRUE AND CORRECT MINUTES OF THE MEETING HELD ON THE DATE ABOVE AND WERE APPROVED ON THIS 6<sup>th</sup> DAY OF FEBRUARY 2007.**

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Secretary

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