

**ROXBOROUGH VILLAGE FILING 16A HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS  
MINUTES OF MEETING  
May 2, 2006**

A regular meeting of the Roxborough Village Filing 16A Board of Directors was held on Tuesday, May 2, 2006 beginning at 7:00 p.m. in the West Metro Fire District, Roxborough, Colorado.

- I. Roll Call, Call to Order** – President Chavez called the meeting to order at 7:08 p.m. Members present: Leo Chavez, Bev Switala and Alex Zaborenko. Members absent and excused: Monica Stevens and Nate Hamm. Others present: Homeowner Robert Millett, landscape representative, Marcia Pryer from The Brickman Group, Inc. and Kathy Christensen of KC & Associates, community association manager.

President Chavez noted that a quorum was present necessary to conduct the business of the Board and the Association.

- II. Open Forum** – Mr. Millett attended to discuss his Design Review Request and obtain the status on his request. He was informed that the request was at DRC for review. Manager will follow up with the DRC.
- III. Minutes** – The regular meeting minutes of April 4, 2006 were approved without objection. The Board next reviewed a request from Homeowner Matt Brown at 9635 Marmot Ridge Circle requesting an amendment to the September 26, 2005 Regular Meeting Minutes as it was not his house that had a shed fire, but his neighbors. Following discussion, the Board amended the September 26, 2005 minutes to reflect this correction.

**IV. Old Business**

**A. Landscape Improvements**

1. Lake – Project moving forward. Following discussion, the board approved management to monitor the project instead of utilizing Nuzer Kopatz. The board next reviewed the Schultz Industries, Inc. memo regarding manufacturer ship dates on the benches and trash containers indicating a ship date and delivery after the scheduled completion date. All efforts will be made to adhere to the schedule for completion. Investigation continues on installation of fountains in the Lake to reduce algae and improve circulation.
2. Entrances – As the quote received from Brickman on the irrigation was tied into the entire Lake project, Brickman Group did not submit a contract for signature on the entrance irrigation projects. Updated costs from both Schultz and Brickman will be obtained for complete installation of the entrances as sufficient volunteers were not obtained to assist with the planting installation. A decision is expected between meetings. Following a motion made by President Chavez and seconded by Director Zaborenko and, upon vote, unanimously carried, the board approved the entrance landscaping projects at Village Circle East and North Crystal Lake Drive and at Ptarmigan Lane.

**B. Rules & Regulations** – Director Hamm continues review.

**V. New Business**

- A. Spring Clean Up** – Projected for a date in June. Dumpsters will be staged in two locations within the community.

**VI. Committee Reports**

- A. Design Review** – Upon receipt of DRC requests, management scans and emails to the Committee for review. Requests for improvements are increasing.
- B. Lake** – Nothing new to report.
- C. Social/Sunshine** – Nothing new to report.
- D. Grounds/Landscape** – See Open Forum.
- E. Website** – Nothing new to report.

- VII. Financial Report** – The Board next reviewed the unaudited financial report setting forth the cash deposits, investments and budget analysis through the period ending March 31, 2006. Following review,

the financial report was approved without objection. Past Dues and Prepaid accounts were reviewed and updated.

**VIII. Manager's Report**

- A. Maintenance – The Board reviewed Brickman's site report. Ms. Pryer from Brickman was requested to remove the common area fort constructed along Rampart Range Road and keep the doggie pot bags full. Brickman is reviewing the irrigation system, making repairs and adjusting sprinklers for optimum coverage. Several irrigation lines were cut along Rampart Range Road possibly by a public utilities company. Repairs have been made. The board indicated that sod had been replaced twice over prior years at the southern entrance off Rampart Range Road and Village Circle East and that it is not desirable to install again. Brickman will supply a quote for racking and re-seeding the dry areas. Additionally, Brickman presented a proposal for installation of rock and edging along the common area fence line along Village Circle East between Ptarmigan Lane and Cougar Lane. Following discussion and board comment, Brickman was asked to take another look at their figures and resubmit the proposal for consideration. A proposal for thistle spraying around the Lake was reviewed and tabled. (This proposal was later approved between meetings as spraying before the thistle 'heads' and spreads seeds was sought.)
- B. Violations – Legal moving forward on covenant issues pertaining to landscaping. Two of the issues have been cured with one outstanding covenant violation at legal. Letter are sent on reported owner violations with CCNs delivered on property inspections.
- C. Collections were updated.

**IX. Miscellaneous Discussion Items**

- A. Brickman and Schultz will be asked to quote installation of 1-1/2-inch crushed granite in narrow areas surrounding the Lake from the existing sidewalk to owner's property lot lines. A decision is expected between meetings.
- B. Following a motion by President Chavez and seconded by Director Zaborenko and, upon vote, unanimously carried to approve the installation of sod on the eastern side of the Lake between bench areas. Schultz will be asked to submit a cost for installation of the sod.

- X. **Adjournment** – There being no further business to come before the board, upon a motion duly made and seconded, and unanimously carried, the Board adjourned the meeting at 8:55 p.m.

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 WERE APPROVED ON THIS 4<sup>th</sup> DATE OF JUNE 2006.**

  
Secretary