

**ROXBOROUGH VILLAGE FILING 16A HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
MINUTES OF MEETING
August 1, 2006**

A regular meeting of the Roxborough Village Filing 16A Board of Directors was held on Tuesday, August 1, 2006 in the Roxborough Library located in the Safeway Shopping Center on Rampart Range Road in Littleton, Colorado.

- I. Roll Call, Call to Order** – President Chavez called the meeting to order at 7:06 p.m. Members present: Leo Chavez, Alex Zaborenko and Monica Stevens. Members absent and excused: Nate Hamm. Others present: Homeowners per the attached sign-in sheet 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** – Upon motion duly made by Director Chavez and seconded by Director Stevens and upon vote with no membership comment received, the Board appointed Pam Arceo to the vacant seat on the board. Her term will expire at the Annual Meeting in 2009. Homeowners in attendance discussed: 1) Height of a tree installed that blocks open space view. A letter will be mailed to the owners requesting DRC approval with the board. 2) Stones around Lake; 3) irrigation around lake – the irrigation around the Lake is not operating due to water level restrictions. Lake water is being used in turf, shrub and tree and newly planted areas. There is not enough water per the landscaper to water the native areas surrounding the Lake at this time. 4) Water issues. Pressure will continue to be placed on City officials as Roxborough has one of the highest water costs in the state.

- III. Minutes** – The July 7, 2006 regular meeting minutes were approved without objection.

IV. Old Business

A. Landscape Improvements

1. Lake

- a) Fountains – Keeton Industries – update announced. Fountains times to be 5AM-10:30PM Monday through Friday and 5AM-11:30PM Saturday and Sunday.

- b) Signs – Signs by Design – Nearing installation.

- B. Mule Deer Drainage Area** – Placed on the September agenda to discuss cost and solutions in this area.

- C. Playground Signage** – Tabled to September.

- D. Picnic Finalization** – Cost expended of \$10,026 with a very good turn-out of residents. Next year event to be held from 5-10PM.

V. New Business

- A. Village Circle East Landscaping** – Arapahoe Acres and Echers in Arvada possible designers for this project. The board requested blue prints for review at the September meeting.

VI. Committee Reports

- A. Design Review** – Discussion to revamp and restructure committee. No decision made. A DRC was received from D. Pritchard for landscaping improvements. The Plan was reviewed by board members and will be sent to the DRC for review.
- B. Lake** – No report, see above.
- C. Social/Sunshine** – No report.
- D. Grounds/Landscape** – Vandalism at the Tract T playground was discussed. Information has been turned over to Douglas County for follow up. An insurance claim was filed following the two incidents with equipment excepted to be installed the week of August 7th.
- E. Website** – Updates made, minutes posted following board approval.

- VII. Financial Report** – The Board next reviewed the unaudited financial report setting forth the cash deposits, investments and budget analysis through the period ending June 30, 2006. Following review, the financial report was approved without objection. The Board next reviewed the Accounts Payable Report through the period ending August 1, 2006, totaling \$25,314.70. Following review, the Accounts Payable Report was approved without objection. Management to work on a possible pie chart on the income and overdue statements.
- VIII. Manager's Report**
- A. Maintenance – Installation of trees and rock at the Bison Place walkway access off Rampart Range Road was noted as a future landscape improvement site. It was reported that gasoline was ignited on a lawn on Pin Tail Court during the week of July 24th. The police were notified by a resident.
 - 1. Tree Costs – The Brickman Group identification of missing trees was reviewed. Cost exceeded \$17,000. Action tabled at this time.
 - 2. Concrete Repairs – Awaiting finalization of the concrete stone repairs surrounding the Lake. Two additional bench pours will be added. One stone replacement at the Tract T playground will also be completed.
 - 3. Playground Repairs – See Grounds/Landscape comment above.
 - B. Violations – Updated. No option letter could be found on the tree installation issue. Elk Mountain will be reviewed for violations. Fines are assessed as per the governing documents. Hearings are scheduled as required.
 - C. Collections – Updated.
- IX. Miscellaneous Discussion Items**
- A. The board reviewed and approved a response letter to Homeowner Austin regarding common area landscaping and water issues.
 - B. Monument for Director Switala – The board will review wordage for monument with Director Chavez obtaining a photograph for engraving. Board of Directors to pick stone.
 - C. Business Cards will be obtained for President Chavez.
 - D. A new UMB Signature Card will be obtained adding Director Arceo.
- 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 8:25 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 WERE APPROVED ON THIS 5th DAY OF SEPTEMBER 2006.


Secretary

9-5-06