

**ROXBOROUGH VILLAGE FILING 16A HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
MINUTES OF MEETING
September 5, 2006**

A regular meeting of the Roxborough Village Filing 16A Board of Directors was held on Tuesday, September 5, 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 7:05 p.m. Members present: Leo Chavez, Nate Hamm, Monica Stevens and Pam Arceo. Members absent and excused: Alex Zaborenko. 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** – Homeowners discussed: 1) Lake fountain times of operation citing that one owner indicated the fountain on the west end kept them awake asking that the times be adjusted from 6AM – 10:15 PM to 7AM to Dark and 2) complaint by an owner on a replacement tree installed by his/her neighbor. The Board acknowledged that the governing documents and Rules & Regulations were originally drafted by the Developer. Director Chavez to research further indicating this matter is not closed. A letter will be sent to the owners of the tree outlining the situation.

- III. Minutes** – The August 1, 2006 regular meeting minutes were approved without objection.

IV. Old Business

A. Landscape Improvements

1. Lake – a) Fountains resolved with the first contract complete; b) the board is holding some of Schultz' funds pending completion of the concrete repairs, rock, etc.; c) Design Electrical's contract complete with the board approving release of remaining funds; d) snow removal contract will be obtained with no increase in shoveling accumulation of 2-inches on sidewalks; and e) the Board discussed disappointment in Brickman Group for costs in valve replacements and improvements. The valve repair will be backcharged to Schultz.
2. Mule Deer Drainage Area – Director Chavez indicated that Southwest Landscape should complete the split rail fence tomorrow on the ratified cost not to exceed \$950. No trespassing signs have been ordered and will be installed upon receipt.
3. Village Circle East Landscaping – Three plans sought. Director Chavez reviewed Enviroscope's plan and following Board approval, requested that their representative discuss irrigation concepts with Brickman Group.
4. Other(s) – Landscape Maintenance Contracts and re-seeding around the Lake proposals will be sought.

- B. Playground Signage** – Draft sign reviewed and amended removing Item #5. Four signs will be obtained for installation at all four playground areas.

- C. Monument** -- Working towards completion.

V. New Business

- A. Legal Opinion** – Tabled.

- B. Ratification of Project Manager** – Tabled.

- C. Management Agreement Renewal-Limited** – Tabled.

- D. 2006 Audit** – Tabled.

- E. County Referral Requests**

1. Security Lighting – Director Chavez to call the project manager on this project.
2. Little Peoples Landing – Reviewed, no action required.

VI. Committee Reports

- A. Design Review – Need more members.
- B. Lake – No report, see above.
- C. Social/Sunshine – Looking towards the Holidays.
- D. Grounds/Landscape – No report, see above.
- E. Website – Updates made, picnic photos posted.

VII. Financial Report – The Board next reviewed the unaudited financial report setting forth the cash deposits, investments and budget analysis through the period ending July 31, 2006. Following review, the financial report was approved without objection. The Board next reviewed the Accounts Payable Report through the period ending September 5, 2006, totaling \$104,307.16. Following review, the Accounts Payable Report was approved without objection.

VIII. Manager's Report

- A. Violations – Updated. Elk Mountain violations were noted. Director Stevens and management to review further. Fines are assessed as per the governing documents. Hearings scheduled as requested.
- B. Collections – Updated with the Board approving the lien purchase by Palace Realty.

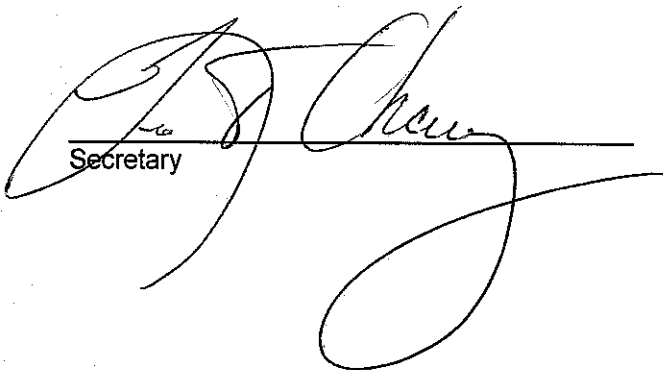
IX. Miscellaneous Discussion Items

- A. Director Hamm indicated he will not be seeking re-election in January and plans to chair the Design Review Committee.
- B. Newsletter articles to include 1) website information; 2) director positions in January; 3) youths damaging common area property and throwing rocks at houses; and, 4) the boards aggressive stance towards acts of vandalism in the community.
- C. 2007 Budget – The board determined for budgeting purposes to allocate between \$70,000-\$80,000 for 2007 capital improvements.

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 3RD DAY OF OCTOBER 2006.


Secretary