

**RAMPARTS AT ROXBOROUGH
BOARD MEETING MINUTES
February 19, 2009**

THE MEETING WAS CALLED TO ORDER AT 5:37 P.M.

BOARD MEMBERS IN ATTENDANCE: Greg Bradshaw, Alex Groves, Judy Yunt. Penny Diebert, James Schott

Christy Schafer representing Maximum Property Management

GUESTS: None

ELECTION OF OFFICERS: Greg moved to elect the officers for 2009 as follows: James Schott – President; Vice President – Judy Yunt; Secretary/Treasurer – Penny Diebert. Motion was seconded by Alex and was unanimous.

THE MINUTES of the January 15, 2009 meeting were approved as written.

FINANCIAL REPORT: The financial information for the period ended 1/31/09 was reviewed. Penny has asked the drainage work just completed be charged to operating expenses as opposed to Reserve expense.

Penny will set up an appointment with the Bank of the West for new signature cards and assigning Maximum as an account holder so Maximum can discuss any issues with the bank.

Penny moved and Alex seconded the motion to begin using coupon books for dues payments. Monthly statements will continue to be sent to those homeowners with special assessment roof payments. Motion passed.

OLD BUSINESS:

1. Insurance coverage was confirmed. It was agreed the association would carry a \$5,000 deductible. Extra coverage to include Workman's Comp and Mold to \$50,000
2. Needed concrete work which would include drain pans (in addition to Yunt's) was discussed. Areas to

look at
include
George's
house on
Buckskin,
around
Penny's on
Surrey.

3. The SB100 policies were discussed. Penny moved and Greg seconded the motion to have Maximum prepare all expect the insurance which has been previously written for at a cost of \$300. Motion passed.

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NEW BUSINESS:

1. Common area lighting was discussed in terms of responsibility of repair – Homeowner vs association. Historically, this expense has been a homeowner responsibility based on the location of the electrical connections. This discussion will be tabled until next month.
2. There was discussion regarding the decrease in the cost of insurance which has historically been a pass through to the owners. Due to the reduction, the monthly assessments would be reduced. However, the board feels strongly that due to upcoming maintenance, it would be more beneficial to increase the reserve transfer as opposed to decreasing dues. James moved and Greg seconded the motion to increase the reserve transfer by \$4,000 and to reduce the insurance budget by the same. Motion passed
3. Newsletter should be sent to all owners. Topics to include lighting; insurance costs.

EXECUTIVE SESSION:

1. The delinquency list dated 1/31/09 was reviewed. All action recommended would be taken.

The next meeting of the board will be held March 19, 2009 at the clubhouse

With nothing further, the meeting was adjourned at 7:30 p.m.