

RAMPARTS AT ROXBOROUGH

BOARD MEETING MINUTES

Thursday, AUGUST 20, 2009

THE MEETING WAS CALLED TO ORDER AT 5:41 PM

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

GUESTS: Robert/Maintenance; Mike/Irrigation - representing Rocky Mountain Landscape Maintenance; Tammy Hall and Matt Hema - representing Maximum Property Management

THE MINUTES of the July 16, 2009 meeting were approved as written.

Robert and Mike from Rocky Mountain Maintenance told the Board about Jeff Schott's move to Texas because of his mother-in-law's illness. They appeared to be taking a pro-active approach to keeping the business. It was noted that Alex Groves, who volunteered to meet with them every two weeks to walk-about, received positive feedback on the condition of the lawn as well as positive comments from the neighborhood.

FINANCIAL REPORT:

Christy Shafer of Maximum Property Management spoke with Bank of the West in regard to the roof loan. The agreement was to have the interest rate reduced from 8% to 6.75%, dropping the pre-payment penalty and reducing the principal amount by paying off a portion of the loan with the roof loan reserve plus either \$10K or \$15K from our reserve account. Since Christy was not in attendance, Tami said she would follow through with Bank of the West & Christy to make sure this was moving forward.

OLD BUSINESS:

1. Concrete Work: Bids were received from Hammer of \$9,350.00; Brown Bros Concrete of \$23,866.00; Nick Draggich of \$5,550.00
2. The priority list was issued and discussed by board members.

3. Greg Bradshaw agreed to post Board Meeting Minutes and a list of Board meeting dates at the Mail Kiosk bulletin boards.

NEW BUSINESS:

1. After discussion about the concrete bids, it was agreed to compare the timeline, scope of work, inclusion of handrails, temporary access and weather contingencies of both Hammer and Draggich before we made a decision on the concrete project. Greg will proceed with this comparison & get back with the board on his recommendation.
2. Reviewed pictures of fencing pictures on Buckskin. It was suggested that we get a bid from the handyman to repair the fence/gate as well as the siding pulled loose on Fargo. It was also suggested that we have someone look at ALL of our siding before the wind does more damage. Greg will contact Ken Spadi (a handyman that has done work for him) to have a bid on this work. Board also discussed reserve study and mentioned gutter cleaning needed to be scheduled.

EXECUTIVE SESSION:

1. The delinquency list dated 7/31/09 was received.
2. Maximum Property Management will have a revised contract at the next board meeting based on the discussion about the proposed duties of Maximum Property Management going forward that were discussed at length in the executive session.

The next meeting of the board will be held September 17, 2009 at 5:30 PM at Foundation Clubhouse, Board Room. **All Ramparts homeowners are welcome!**

The meeting was adjourned at 7:00 PM.