

RAMPARTS AT ROXBOROUGH

BOARD MEETING MINUTES

Thursday, October 15, 2009

THE MEETING WAS CALLED TO ORDER AT 5:44 PM

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

THE MINUTES of the September 17, 2009 meeting were approved as amended.

FINANCIAL REPORT:

The new roof loan papers were signed by the bank and the board on October 6 at a rate of 7.18% interest as the prevailing rate for an unsecured loan. There is now no pre-payment penalty and there was no fee for the loan. The monthly payment was reduced from about \$2600 to \$1500 which is less than our current roof loan income. The first payment under the new schedule will be the November payment and will continue for 36 months. The board decided to request Maximum PM send their bookkeeper to a future meeting to advise the board on their bookkeeping reports and methods of bookkeeping.

OLD BUSINESS:

1. Elect a board secretary/treasurer. Alex nominated Greg Bradshaw, Judy seconded the nomination. The vote was 4-0 to appoint Greg as secretary/treasurer.

NEW BUSINESS:

1. Discuss concrete contractor work starting 10/17/09. The concern with the bridge holding a heavy concrete truck is mitigated with the history that there have been numerous heavy trucks passing over the bridge. Judy will post a note on the Surrey Trail doors notifying residents of work beginning.
2. Discuss gutter cleaning. The board decided to get bids from RMLM & a company that Maximum PM knows
3. All American Handyman (Ken Spadi) will start work on the misc maintenance work the middle of next week.
4. Greg had a meeting with Rocky Mountain Landscape Maintenance (over the phone).

EXECUTIVE SESSION WAS CONVENED AT 6:35 PM:

1. The delinquency list dated 9/31/09 was received.

The next meeting of the board will be the held November 19, 2009 at 5:30 PM at Foundation Clubhouse, Board Room. There will not be a December board meeting. The January board meeting will be January 21, 2010 at 5:30 PM at Foundation Clubhouse, Board Room and will include planning for the Annual General Meeting. **All Ramparts homeowners are welcome to attend all board meetings.**

The **Annual General Meeting** will be held on February 18, 2010 at 5:30 PM at Foundation Clubhouse, Board Room. **All Ramparts homeowners encouraged to attend to make sure we have a quorum to conduct out annual elections.**

The meeting was adjourned at 6:40 PM.