

**RAMPARTS AT ROXBOROUGH
BOARD MEETING MINUTES
OCTOBER 16, 2008**

THE MEETING WAS CALLED TO ORDER AT 5:17 P.M.

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

Christy Schafer representing Maximum Property Management

GUESTS: None

THE MINUTES of the September 11, 2008 meeting were approved as written.

FINANCIAL REPORT: The financial information for the period ended 9/30/08 was reviewed. Penny will review and give final approval. However, the board indicated they did not need copies of the bank statements in the board packet.

The board was asked to change Banking institutions for the operating account. Driver's License and social security numbers were recorded to open the account with Colorado Business Bank.

It was agreed a lien would be filed after a homeowner became three months past due.

OLD BUSINESS:

1. It was reported the payment of \$1,135 was received from Brickey.
2. It was reported the skylight repairs at 6856 were completed.
3. It was reported Britany would be responsible for the repair to the bridge and we needed to take no further action
4. It was reported the maintenance coordinator agreement with Jeff was terminated in June.

NEW BUSINESS:

1. Snow Removal: Two bids were presented. Rocky Mountain Landscape was the most economical and Penny made the motion to accept the bid of \$150 per snow fall of at least 2". Judy seconded the motion and the vote was unanimous.
2. After reviewing the gutter cleaning bids, Judy moved and Alex seconded the motion to accept the bid of Woodward Works at a cost of \$32 per unit. The vote was unanimous.
3. The bids for the drainage work necessary at 6964 were reviewed. Board agreed the price was high and Greg will talk with another contractor regarding the work. Tabled until next month.
4. The bids for drainage rework at 6960 were reviewed. Alex moved to accept the bid from Hammer Property Maintenance. Jim seconded the motion and the vote was unanimous.

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The contractor will be advised to talk with Greg Bradshaw. Greg would like to speak with Bill prior to work commencing.

5. The subject of tree trimming will be tabled until additional bids can be solicited. The bids need to include the clearing of roofs of all branches and cleaning of all dead wood.
6. The proposed 2009 budget was discussed. Landscape bids need to be solicited. It was agreed to have a review or audit performed on the books for the year ended 2008. Insurance bids will be solicited also. The budget will be reviewed by the board members and any comments, questions or suggestions should be made to Greg or Christy for further discussion.

EXECUTIVE SESSION:

1. The delinquency list dated 9/30/08 was reviewed. All action recommended would be taken.

The next meeting will be the Annual Meeting of the members to be held on November 20, 2008 at 6:00 p.m., at the Roxborough Park Foundation Clubhouse