

**Stonebury Homeowners Association
Board of Directors Meeting
Thursday, January 19, 2006**

The Meeting was called to order at 7:05 p.m. by Les Gomez.

Present: Les Gomez, Rick Bauman, Christie Lose, Imisa Sanchez, and Brett Spurr
Absent: None
Others: Brian Sheppelman with HRCA,

The Board of Directors reviewed the Board of Directors meeting minutes from November 8, 2005.

A motion was made by Imisa Sanchez and seconded by Les Gomez to approve the meeting minutes from November 8, 2005 as presented. Motion Carried.

Rick Bauman discussed the Backcountry development that is under construction to the South of Wildcat Ridge.

The Board of Directors then discussed October, November, and December 2005 Financial Statements as presented by the Highlands Ranch Community Association.

A motion was made by Less Gomez and seconded by Rick Bauman to approve the 4th quarter 2005 Financial Statements as presented. Motion Carried

The 2006 Budget was ratified by the homeowners.

The Board of Directors then reviewed the 2006 Budget Rollover Resolution.

A motion was made by Imisa Sanchez and seconded by Brett Spurr to accept the 2006 Budget Rollover Resolution. The motion carried.

The Board of Directors then discussed in detail the 8 policies and procedures written by Stonebury legal counsel that Senate Bill 05-100 require of Homeowner Associations.

A motion was made by Imisa Sanchez and seconded by Christie Lose to adopt the 8 policies and procedures as written. The motion carried.

The Board of Directors then discussed switching to Rothgerber, Johnson and Lyons, LLP as legal counsel for the collection of past due assessments. This change is to lower cost that past due homeowners will incur.

A motion was made by Imisa Sanchez and seconded by Brett Spurr to engage Rothgerber, Johnson and Lyons, LLP as legal counsel for the collection of Assessments. The motion carried.

The Board of Directors then reviewed the Landscape contract proposal from Groundmasters.

A motion was made by Imisa Sanchez and seconded by Brett Spurr to renew the contract with Groundmasters except for the flower planting at the entrance. The motion carried.

The Board of Directors then reviewed the 2005 Audit Agreement sent in by Beichle & Associates, Inc.

A motion was made by Brett Spurr and seconded by Imisa Sanchez to accept the 2005 Audit Agreement with Beichle & Associates, Inc. The motion carried.

The Annual Meeting of Members and Board of Directors Meeting are scheduled for March 30th 2006. (This was later changed to March 27, 2006)

A motion was made by Brett Spurr and seconded by Les Gomez to adjourn the meeting at 8:35 p.m. The motion carried.

Respectfully submitted



Brian Sheppelman

Staff Accountant, Highlands Ranch Community Association