

COUNTRY VILLAGE TOWNHOME ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

**Tuesday, January 20, 2009
6:00 P.M.**

I. CALL TO ORDER

The January 2009 meeting of the Board of Directors of the Country Village Townhome Association, Inc. was held on the evening of January 20, 2009 at the Aurora Municipal Building, 15151 East Alameda Parkway, Aurora, Colorado, Aurora 1 Room. The meeting was called to order at 6:05 p.m. by President, Larry Eirich. Board Members present: Larry Eirich, Richard Banks, James Taylor, and Stan Ferguson. Absent, Kathy Kozik. Representing management: Kim Maguire with Premier Property Management, LLC. There was one homeowner in attendance.

II. HOMEOWNERS FORUM

Ms. Baird spoke about the ground hog issue. The Board will continue to find solutions to the problem.

III. REVIEW AND APPROVAL OF MINUTES

The minutes from the September 16, 2008 were reviewed. Mr. Banks motioned to approve the minutes as presented. Seconded by Mr. Ferguson. The Board unanimously approved the motion.

IV. MANAGERS REPORT

Ms. Maguire presented the financial statements for month ending December 31, 2008. Mr. Banks motioned to accept the financials statements as presented. Seconded by Mr. Ferguson. Motion passed unanimously.

Ms. Maguire recommended that the RBC Dain Rauscher account be closed and monies transferred to Castle Rock Bank at a higher Yield. Mr. Banks motioned for the transfer of funds, seconded by Mr. Ferguson. Motion passed unanimously.

Ms. Maguire updated the Board on the Delinquency Accounts.

V. OLD BUSINESS

There was no old business.

VI. NEW BUSINESS

The meeting dates and rooms for 2009 were included in the packet and will be posted in the future HOA newsletters.

The 2009 Management Contract was approved by the Board of Directors for a one year term. The 2009 Landscape Contract was reviewed and approved by the Board of Directors for a one year term.

The light poles will be repaired. Ms. Maguire was instructed to check with Xcel to see if there was a more cost effective lighting that the HOA could use without replacement of the entire pole.

Ms. Robert Brake-Pound has resigned from the Xeriscape Committee due to her personal work load.

A discussion of Xeriscape plans will be held during the walkthrough that is scheduled for May 6, 2009.

Mr. Matt Potts, CPA will prepare the Country Village HOA Taxes.

VII. ADJOURNMENT

Mr. Eirich made a motion to adjourn the monthly meeting 7:40 p.m. Mr. Banks seconded the motion. Motion passed unanimously.

Respectfully submitted,

Kim Maguire, Community Manager