

STAPLETON ROWHOME ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

Date July 14, 2008

CALL TO ORDER

The meeting was called to order at 6:30 p.m. For the meeting were the following: Ron Hammond (President), Derrick Taylor (Vice President), Laura Wang (Secretary), and Nickie Greco (Weststar manager).

APPROVAL OF PREVIOUS MEETING MINUTES

The May 12, 2008 meeting minutes were unanimously approved with some corrections.

OPEN FORUM

Outstanding warranty items – All warranty punch list items are complete except for the following: 8933 E 29th Pl paint new piece of siding in back – will be complete by Monday 7.14.08; 8139 E 29th replace shutter - shutter has been order and will take up to 2 – 4 weeks to receive from manufacturer, so once received, we will install, which we estimate for end of the month.

1. Vent installation- A homeowner had their basement finished. In the finishing the basement they had a vent installed on the outside of the rowhome which was installed on neighbors home. The vent installation did not go through the design review committee, and was installed for ventilation of a bathroom. Both homeowners of the refinished basement and the home where the vent was located were present at the meeting. Long discussion ensued. Conclusion was the board cannot do anything about the hole which was made in the neighbor's home for the vent. The vent, according to the contractor which installed it, did not damage the fire wall. It was agreed that a contract would be made for the homeowner who had the vent installed to take full ownership, if any future damage is caused to the neighbor's home as a result from the vent. The HOA's lawyer will write a document up, and have them sign it.
2. Plants-Replacement of dead plants throughout association will start being replaced this Friday 7/18. Will have landscaper come by one month after the plants have been replaced, to inspect them. Ensure that they are receiving the correct amount of water, and the plants overall health is well.
3. Landscaping Committee-They have not been meeting, and have not be able as a group to walk areas. Derrick is to contact Susan, from the committee, and start the committee walking the association.

MANAGER'S REPORT

Financials - The Board unanimously approved the Financials for May and June.

Delinquencies - The Community Manager reviewed the Legal Status Reports. All collection accounts are processed in accordance with the Stapleton Rowhomes Collection Policy.

OLD BUSINESS

None

NEW BUSINESS

1. Newsletter- Fall newsletter should inform homeowners that window wells are their responsibility to clear out any debris. Also need to communicate that the snow removal from the aprons will not continue next year. The reason it was removed from being shoveled is that the alleys are not plowed or shoveled. They will not be plowed until it has 10-12" of snow in one fall. Our current snow removal company shovels if we receive 3" of snow in an evening. The cost to remove the snow from the aprons was very expensive. The board voted to remove aprons (drive way of homes, from home to alley) from the snow removal service. Also board members thought it was silly to shovel the driveways, when the alleys would not have the snow plowed from them.
2. Light Bulb Contract-New contract board received last meeting from a competitor, includes the price of our current bulbs. It provides the same service, at a significant cost savings to the association. It was voted change services to the new company.
3. Paseas-Refund checks for the water went out. It was discovered by Nickie, that the Paseas can have their own water read by a meter. It would just be a service charge to the owner for reading the meter. Communication on this possible process will be communicated to homeowners, by next meeting. However if the owners agree to switch to this service, it cannot be implemented until the beginning of next year (2009).
4. Landscaping-Received a bid from a competitor landscaping committee. Board to review bid against current contractor.
5. Repairs-Loose railing to a home needs to be fixed due to hazard, board approved to have it fixed. Crack in front walk way tripping hazard. Board member to check out crack to see if a significant tripping hazard, or only a crack in the cement.

FUTURE MEETING DATE

August at 6:30 p.m. at Panera Bread Company on Quebec.

ADJOURNMENT

8:30 p.m.