

STAPLETON ROWHOME ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Date: September 8, 2008

CALL TO ORDER

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

HOMEOWNER FORUM

Hearing was to take place, however homeowner met outside of meeting with neighbors and resolved problem.

Homeowners present at meeting were Tom and Tracy, Sandra, Barbara, and Casey. They discussed how communication from board members to homeowners could use some improvement. The board agreed anything can always be improved upon, and we sincerely felt communication had improved greatly since we have the new management company. Casey with another homeowner developed a website, which is a posting site. This site could be used in conjunction with Westar's website as a way to communicate between homeowners. It could be used to say what is going on in the community to where you can pick up free mulch. It also would be a way to post preliminary minutes. Since minutes usually are not posted until 2-3 months after a meeting since minutes are not approved until the next meeting. So far they have 20% of homeowners to sign onto the website. Initially board members were hesitating to accept the website due to the nature of flyer that was passed out to the homeowners regarding the website. The present homeowners assured the board it was just another tool for communication and not a website for back lashing on things that are going wrong in the community or Rowhome HOA.

APPROVAL OF MEETING MINUTES

The meeting minutes from last meeting were reviewed and approved as written

REVIEW CURRENT FINANCIALS

Financials - The Board unanimously approved the Financials.

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

UNFINISHED BUSINESS

a. **Grounds** - Trimming of shrubs and bushes have not been uniform. Some have been cut back and other has been left over grown. Also sprinklers seem to be over watering. Many of the board members have noticed that grass has standing water, which has caused a noticeable increase in the mosquitoes this year. Did ask All Seasons to adjust frequency and time sprinklers were on, however were too late. All Season stated the sprinklers were increased initially in frequency and time to aid growth of sod. Board did notice and increase usage in water this past month, which was result of watering/sprinklers.

b. **Plant Replacement** - Plant Replacement from All Seasons-Since it is already becoming cold outside. Board worried that if the plants were replaced now they would not have enough time to root, and could possibly die over winter. Decision was made to hold off on replacing anymore plants until spring.

c. **Landscaping Contract** - Board was notified that as of 9/30/08 our landscaping company, All Seasons, does not want to have our account anymore. They felt it was the wrong fit for them and they want to do more private accounts than associations. The plan is to receive two different bids. We already have a bid and contract from American Civil Constructors. They so far, per Nickie, seem to have the lowest bid and high recommendations.

NEW BUSINESS

a. **Concrete Repairs** - Several homes had concrete that was flaking in front sidewalks and driveways. Discussion if this was related to using the "melt ice"? One area appeared gravel in appearance. Flaking of cement in these particular cases were a result of constant expansion and contraction of the concrete and not the "melt ice". These areas were not exposed to much of the "melt ice". It was decided to replace the cement.

b. **Direct Bill Water Assessment** - Currently the Paseos receive a standard bill of \$50.00/month, which is a lot higher than anyone pays for an individual bill. This is due to Paseo units do not have individual meters to read the water. So the owners are charged a flat rate and then refunded or asked to pay more at the end of the year. All owners ended up previous year receiving a huge refund. Owners asked if there was any way to set up an individual reader, so they are not over charged monthly, to be refunded at the end of the year. ISTA provided board with a sample agreement on how they would be able to read the water usage monthly. There would be a start up fee and then a \$3-4 monthly fee to each homeowner in order to read the water usage, and send an individual bill bi-monthly like all other non-Paseo homeowners. Board asked if ISTA could waive the start up fee, otherwise it would be the answer that all Paseo homeowners were requesting.

CORRESPONDENCE

Solar Panels – Discussion on whether solar panels were allowed on homes. It is a fairly large investment, however in the long run can save money. HOA cannot limit solar panels. If a homeowner would like to install solar panels, all they have to do is submit the design to the Design Review Committee.

Catherine- Catherine our McStain representative no longer works with the company.

FUTURE MEETING DATE

Annual Meeting November 11, 2008. All homeowner will be sent a notice of the meeting, time, place, and agenda. If a homeowner is not able to attend the meeting they will be able to give their proxy to another homeowner. Only 1 proxy is allowed per home.

ADJOURNMENT

Meeting ended at 9:00 p.m.