

STAPLETON ROWHOME ASSOCIATION
ANNUAL HOMEOWNERS' MEETING MINUTES

Date: November 11, 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). The confirmation of a quorum did not occur until 7:00 p.m. due to not enough homeowner and/or proxies. Quorum for the meeting was 19 people/proxies.

APPROVAL OF 2007 ANNUAL MEETING MINUTES

The meeting minutes provided was from the May 21, 2007. These minutes were given to Nickie from our old management company. The minutes were listed as the annual minutes. No one has copies of the annual minutes. All board members discussed that at the last annual meeting all the discussion was related to poor landscaping company. Many homeowners had numerous dead plants, no mulch, and plants that not been groomed. It was announced at the meeting that Kelly, our manager, was resigning and we would have a new management company starting in January. Board informed homeowners there would be several forms of communication. Since written minutes were taken by old management company, which were not done, no minutes were approved.

STATE OF ASSOCIATION

a. **Landscaping Company** - All Seasons, our landscaping company, notified board at the beginning of September that they no longer wanted to work with an HOA. They would rather only have business with residential. All Season told us they would stop providing service as of 9/30/08. The board did receive couple bids. American Service Contractors was the company the board chose. By choosing them, we will have saved \$400-700/month, and their contract includes more items, such as checking sprinklers more frequently.

b. **Snow**-It was decided this past year to stop shoveling aprons, which are the driveways of the rowhomes. Reason is the city does not plow the alleyways until Denver receive at least 12" of snow in one instance. If it snows 2" or more in one instance, our landscaping company will be out to hand shovel the snow. The aprons would have to also be hand shoveled. Hand shoveling is very expensive. Since the alleys are basically never going to be cleared, we, the board, thought it was a waste of money to shovel the aprons. Therefore, all homeowners are responsible for shoveling their own aprons.

c. **Sprinklers on Valentia** - There has been a call put out to repair the sprinklers on Valentia.

d. **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. Once a bulb burns out it will be changed out to a longer lasting bulb. The longer lasting bulbs look different than the original bulbs used, but eventually all bulbs will be replaced with new longer lasting bulbs.

e. **Painting** - Painting was started with the homes on Willow and ended with the homes at Unita. Painting the homes is going to be an ongoing project. 29th through Central Park will be the next set of homes to be painted. The homes that were painted needed it. The paint was very faded (some homes almost appeared white in color) and beginning to crack. The initial paint on the house was not quality paint. Our current contract for the rowhomes from McStain was 7 years on the paint. We only started painting 1 year earlier than expected. We will make this up in the end per current paint is guaranteed for ~10 years. You can really see the difference in the homes that were painted and the ones that have not been painted yet. This summer 46 homes of the 169 were painted. A unit usually took 3-4 weeks. Painting will continue over the next 3 years. The board felt that our current contractor did a real quality work, and recommends using him next year to continue on paint project. Homeowners voiced concern that communication of when they were going to paint, using homeowner's water, broke faucets, and leaving painting tape behind. Next year we, the board members, will communicate with contractor to put notice on doors of homes to be painted 24 hrs in advance. Use of water can be communicated to painter. Regarding broken faucet, contractor did fix.

F. **Reserve** - Our association puts \$42-48/month into a reserve study. The reserve is for normal maintenance repairs that all homes will eventually needs such as painting, roof, etc. You will not see these types of expenses in our normal operating budget. Our association is saving and preparing for these items. Increase in operating budget is where a homeowner would see an increase in their HOA fees. We had reserve study, which is an outside company, done about 2-3 years. This gives the HOA an idea of how much money needs to be put into the reserve for maintenance to keep the homes in great shape. Next year the HOA will have to start looking repair on gutters and railing.

G. **Delinquencies** – Concern among homeowners that there was not great communication of the transition to the new management company. Several homeowners were still sending checks to old management company MSI. Delinquencies notices were sent to old addresses, and owner did not receive any notices until fines were sent. Board members stated, a flyer was mailed to home, they payment booklets, newsletter, and delinquency of payment notices were sent out. The payment booklets, flyer of the change in the management company, and delinquency letters prior to fine were sent to owner of home. All owners are responsible to changing their address if they move, and still own the house and live in a new location.

H. **Paseo Water Bill** – Starting January 1, 2009, ISTA will coordinate with Denver Water, to charge each individual unit for the water that they use instead of paying a flat fee. ISTA has a phone line that automatically calls Denver Water with the daily usage of the unit. It works directly with Denver Water. There is a small fee for the individual bill, however it is much cheaper than paying the monthly flat fee.

ELECTION OF DIRECTORS

Laura resigned as secretary due to the possibility of moving. Ron Hammond asked to step down from president. No voting needed since only one individual nominated themselves for each position.

The 2009-20010 directors are as follows:

Derrick Taylor – President/Treasure
Casey Peel – Vice President
Rita Temple-Trujillo - Secretary
Ron Hammond – Treasure
Dan Prather – Member at Large
Trevor Alyn – Design Review Committee
John Flemming – Design Review Committee

CURRENT FINANCIALS

Financials - The Board unanimously approved the Financials. We did not have an increase in the monthly HOA fees. Noted huge increase in water cost this year, we should see a significant decrease because of the over watering that occurred last year. Also sprinklers were only being checked one time per month, which means they could be leaking for the whole month excess water without being fixed.

GENERAL HOMEOWNERS BUSINESS

- a. **Annual Financial Report** review with all members. No questions
- b. **Ratification of 2009 Budget** – No changes made
- c. **Homeowners Business** – Homeowner states has leaking of 1-2 gallons of water per day into crawl space. He has been in his home for a little over 2 years. McStain told him the leaking would stop, but it has not. Homeowner wanted to know if anyone else had this problem. No other homeowners present had this problem. Board suggested take and file a formal complaint with McStain. Nickie can help if needed.

ADJOURNMENT

Meeting ended at 9:00 p.m.