

**STAPLETON ROWHOME ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Date: January 12, 2009**

CALL TO ORDER

The meeting was called to order at 6:30 p.m. The following were present for the meeting:

- Board members: Derrick Taylor (President), Casey Peel (Vice Pres), Rita Temple-Trujillo (Secretary), Dan Prather (Member-At-Large)
- Nickie Greco, Weststar Management
- Joe Kissel, ACC Landscape Management
- Homeowners: Sarah Makarechian, Trevor Alyn

APPROVAL OF PREVIOUS MINUTES

- Minutes were approved for the annual meeting 12/2007
- Minutes of the annual meeting 12/2008 were not available.

NEW BUSINESS

- Introduction of Joe Kissel and overview of new landscape contract
- Snow removal was done today and looked complete; no good alternatives to using salt for ice melt but Joe will instruct crew to use it sparingly to avoid damage to landscaping
- Joe has been touring the HOA property locations to assess landscaping needs
- Apologized for late fall clean up, but it was done a couple of weeks ago. Spring clean up will be late April and sprinkler start will be shortly thereafter.
- Board raised concern about overwatering last season under previous contractor. This was expensive and a waste. Joe assured this would be monitored carefully.
- Requests that trees identified as needing attention be sent to Joe via Nickie so that they can be inspected and a plan for spraying submitted.
- Derrick called attention to the paseos on 29th Place where a corner will need plant replacement. Joe will get bids later this spring.
- **(NEW BUSINESS CONTINUED AFTER HOMEOWNER FORUM)**

HOMEOWNER FORUM

- Hearing Request: Homeowners Sarah Makarechian and Trevor Alyn appealed their notice to remove a birdfeeder in front of their townhouse on 2965 Xenia St. Several notices were sent in Sept. '08 to homeowners with birdfeeders requesting their removal because feeders were attracting large numbers of pigeons, rodents and other pests that potentially cause damage to buildings, and are a nuisance to neighbors. This issue was discussed at a previous Bd meeting because complaints about this feeder had been received from other homeowners who were upset about the mess and noise. All birdfeeders were removed except at the above address.

Sarah and Trevor presented a slideshow, emphasizing the importance of birds in the Stapleton area and benefits of having different bird species. Bd noted that we are not against birds. Discussion followed with a variety of opinions about the importance of community and choice with recognition that living in a high density community presents some challenges about how choices impact neighbors and the HOA. Pigeons can become a big problem for buildings because they roost, grow and produce a great deal of feces that is not only unsightly, but can damage roofs, water drainage, and air conditioning units and can prove costly to remove and repair. This ultimately becomes an expense of the HOA.

The Board was reluctant to consider an outright ban of feeders at this point, despite Nickie's concern that pest control will grow as a problem. It was decided to set forth some guidelines for birdfeeders with the option to review this at a later point if pests and homeowner complaints grow.

- Feeders must be the type that minimizes seed scatter that attracts pigeons and rodents.
 - Feeders must be taken down from October 1 –March 31 when migrating birds are not present. This to eliminate a constant food supply that encourages pigeons and rodents.
 - Homeowner must consider location of feeder so minimize nuisance to neighbors
 - Bird mess must not damage landscaping, building, airconditioning units, etc.
- If birdfeeders continue to encourage pigeons and homeowner complaints, the Board reserves the right to restrict them. Cited HOA "Initial Use Restrictions – Exhibit C to the Declaration: 2(e)....hobbies or other activities that tend to cause an unclean, unhealthy, or untidy condition to exist outside of enclosed structures on the Rowhome; 2 (f)....activity...tends to cause...annoyance, or nuisance...; 3(a) ...noxious,... unsightly,...unpleasant" AND the Neighborhood Charter, Sec. 6.1: Community-Wide Standard as basis for ruling.
 - Nicki will send letters with the above guidelines to those homeowners who received written notices re: birdfeeders. Rita will also send a summary to Casey to include in the spring newsletter to all homeowners.

NEW BUSINESS CONTINUED:

- Reviewed financial statements provided by Weststar.
 - Particular attention to the Twelve Month Actuals noting items that were overbudget as well as items well under budget.
 - Part of reserve funds will be used to continue building maintenance (2nd phase painting) this summer.
 - Paseo water charges and reimbursements will not be a future problem with the new installation of water metering devices.
- Audit/Taxes 2007: Final audit report from LR Compton was distributed. Motion made to approve report. Approved.
- Management Contract: Weststar Management contract is up for renewal. Copy reviewed noting this is the same contract as previous with a \$50/month increase. Motion made to approve. Approved.
- Legal Services Contract: Lansky, Weigler & Porter, PC. Copy of contract provided with discussion about whether to pay for a Retainer Contract at \$100/month.

MANAGER'S REPORT

- Board members received copy of correspondence written by Nickie to homeowners for various violations re: signage, storm door color issues, and bird feeders.
- Nickie has provided Bd members with all financials and contracts. It was requested to reduce some of the nonessential financial reports or provide the Treasurer with these if needed.

OLD BUSINESS

- Homeowner Cynthia Kleck has not provided documentation needed re: vent installation on her rowhome. Decision made to pursue fine as stated in letter to the homeowner.
- Communication with homeowners is very important and a newsletter needs to go out soon. Casey volunteered to put together the first 2008 newsletter and requested that members send items to him for inclusion. Deadline was not determined but spring newsletter would be ideal

- Re: Exterior painting. Derrick will get bid from previous painter for 2nd phase painting. Improved communication with homeowners is very important so that they know dates and prep involved.

FUTURE MEETING DATES

March 9 at 6:30 p.m. at Panera Bread

May 11 at 6:30 p.m. Location TBA

July 13 at 6:30 p.m. Location TBA

Sept 14 at 6:30 p.m. Location TBA

ADJOURNMENT Mtg was adjourned at 9:30 p.m.