

STAPLETON ROWHOME ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Date: March 9, 2009

CALL TO ORDER

The meeting was called to order by D. Taylor 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)
- Nickie Greco, Weststar Management
- Homeowners: Sandra Patterson, Barbara Rafferty

APPROVAL OF PREVIOUS MINUTES

- Minutes of the HOA Bd meeting of Jan13, 2009 were approved as written.

HOMEOWNER FORUM

- Homeowners present wanted to know if properties would be getting fresh mulch
- When will trees be sprayed for ash borer and aphids identified as a problem two years ago? The ash trees in front of 8531-8561 E. 29th Ave have ash borer and need timely follow-up treatment to avoid having to possibly replace them.
- Sandra noted "sink holes" in the lawn strip on 29th Ave. between Willow and Central Park. Nickie will ask the ACC to fill those. Sandra also asked about "heaving sidewalks (these are the responsibility of the City or Master HOA and not ours). Also wanted the bus stop poles removed and is not sure who to go to.

REVIEW CURRENT FINANCIALS

- Nickie referred Bd to the financials included in the Bd packet and asked if there were any questions.
- Discussion about the expense for "Uncle Bob's Storage": Cost if for storage of HOA documents and is a necessary expense. Decided to continue current storage contract until the end of June and entertain other storage options at that point.
- Cost of snow removal was briefly discussed and determined to be on par as a reasonable expense this season.
- Bd was informed that there currently is a property within the Association that is in foreclosure. Bd discussion followed re: options under the current lien. The Bd unanimously decided not to pursue purchase of the property and to seek any past dues upon settlement of the property.

UNFINISHED BUSINESS

- Plant Replacement Proposal – American Civil Constructors: Bd reviewed proposal to replace landscaping at 8900 E. 29th Pl and 8700 E. 29th Place (\$1,890). Motion to approve was made and passed.

- We need more information on the proposal to replace the fountain grass (\$940)
- The sprinkler 12 station clock needs replacement (\$425) to run the system properly on 29th Ave. Motion to approve was made and passed.
- Topdress mulch beds: Agreement that properties do need a fresh lay of mulch. Replacement mulch will be the same as originally installed by McStain. Nickie pointed out that mulch replacement is at the top of concerns she gets from homeowners. Motion to pay for new mulch was made and approved.

NEW BUSINESS

- Legal Services Contract: Lansky, Weigler & Porter, PC. Copy of contract provided with discussion about whether to pay for the option of a Retainer Contract at \$100/month. It was generally felt this would provide better access to legal information to guide future decisions by the HOA. Motion passed to add this to the current contract for the next year and review at the end of that time.
- Nickie presented three bids to have gutters cleaned as part of routine maintenance. Bids came from
 - All American Lawn (\$5,500)
 - Denver Gutter Cleaning (4,050)
 - One Source (\$5,678)
 Agreed to pursue Denver Gutter pending additional information from the company: type of equipment that will be used and clarification of water and power source (don't want homeowners inconvenienced if at all possible); for those properties with buried downspouts, need information about how these will be cleaned as it is Nicky's understanding that sometimes a plumber has to do these.
 Also discussed the need to notify homeowners in advance before cleaning begins. Bids include gutters on garages.
- Posting of minutes of HOA Bd meetings. Currently there is a delay in posting Bd mtg. minutes to the HOA website because minutes do not become "official" until they are approved at the following Bd. Meeting. This leaves some communication time gaps with homeowners. In the interest of improved communication, it was decided to approved minutes electronically (vote via email) to make them official, and ratify them at the next Bd meeting. This way minutes can be posted on the website soon in a timely fashion.

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. Re: flags in windows: Bd has decided to monitor this for the moment because Blue Star flags indicate military service and this needs to be respected.
 There was discussion about homeowners who attach flags or planters to the building by penetrating the building. This is in violation of the bylaws and compromises the integrity of the siding and building structure. If damage results, the question becomes who is responsible for such things as potential water damage—the homeowner or they HOA?
- Nickie has provided Bd members with all financials and contracts.
- Nickie needs copy of Bd member photo IDs for banking and check signing purposes.
- Bank documents were signed by Bd members present.

OLD BUSINESS

- Communication with homeowners is very important and a newsletter will go out by the end of the month. Casey volunteered to put together the first 2008 newsletter and reminded the Bd to send items to him for inclusion. Deadline to do this is 3/12/09
- Re: Exterior painting. Derrick with get bid from previous painter for 2nd phase painting. Improved communication with homeowners is very important so that they know dates and prep involved.

Informal discussion after the meeting about the problem of dog residue along the grass on 29th from all the pedestrian traffic to towncenter. Wonder if we should contract for a poop scoop service at some future date.

FUTURE MEETING DATES

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 8:30 p.m. Rita Temple-Trujillo, secretary