

STAPLETON ROWHOME ASSOCIATION HOMEOWNER ANNUAL MEETING MINUTES

Date: NOVEMBER 9, 2009

CALL TO ORDER

The 2009 Annual Stapleton Rowhome Association meeting was called to order by HOA president, Derrick Taylor, at 6:30 p.m. at the Stapleton Community Room. The following were present:

- HOA Bd: Derrick Taylor, Ron Hammond, Casey Peel, Dan Prather, Rita Temple-Trujillo
- Weststar Management: Elissa Conger
- Design Review Committee: John Fleming
- 37 Homeowners were represented either by presence or proxy (16 present, 21 by proxy)

APPROVAL OF PREVIOUS MINUTES

- Minutes of the previous Annual Meeting minutes were approved without objection.

STATE OF THE ASSOCIATION

- Financially the HOA is in good shape and we are not projecting any shortages.
- Scheduled maintenance of buildings has been underway with direction from a maintenance study done to manage upkeep and cost in a measured way.
- We contracted with a new landscaping company this past year and will continue to work with them to improve grounds appearance.
- We will need to take a closer look at some potential maintenance issues: There have been a couple of leak issues with the roofs of the Tuckunders. The Bd will have an inspector look at the flat roofs and give a report.
- Concrete repair: The Bd is aware that some properties have had concrete damage related to snow removal and these will be assessed and repaired as needed.
- Painting: The 3rd group of homes will be painted next year. A homeowner raised the question about whether the black stair railings will be painted as well. The Bd will get pricing on that.
- Reserve Study has been done and we are following a plan for building maintenance and budgeting reserve funds accordingly.
- There have been some unexpected items such as damage to a tuckunder roof caused by pieces of siding that were left on the roof by McStain workers. Wind blew the siding into and damaged vents. We cannot go to McStain for payment of damage and the HOA will have to pay for repairs.
- Responsibility of repairs has sometimes been confusing to homeowners. Elissa clarified that we live in townhomes, not condominiums, so homeowners must carry homeowner insurance for interior structures. Even if damage to the interior results from an exterior problem, the homeowner policy must address interior damage. The HOA insurance covers the structure itself. Homeowners should report any exterior problem that could potentially cause damage to the interior to the management company (Westar) as soon as possible so that repair can be scheduled.
- Deck maintenance: The HOA has included deck rail painting in the maintenance plan. Some weathering and paint flaking is causing wood exposure problems in some spots. Homeowners should let Elissa know if this is a problem on their deck and Decorex will address.
- Paseo planters: Goal is to get these planters filled earlier in the season.

- Dues: There will be no increase in dues for 2010

ELECTION OF DIRECTORS:

Nomination of two new Bd members: Tracy Dixon and Jennifer Jessen. They will be replacing Ron Hammond and Rita Temple-Trujillo on the Bd. Derrick noted the contributions of Ron and Rita. Ron has served on the Bd several years and provided invaluable financial expertise. Move to vote in Tracy and Jennifer was made and passed. The new Bd for 2010 will be:

- President: Derrick Taylor
- Vice Pres Casey Peel
- Treasurer Dan Prather
- Secretary Jennifer Jessen
- Mem-at-Lg Tracy Dixon
- Design Review Committee: John Fleming and Trevor Alyn

RATIFICATION OF THE 2010 BUDGET

There will be no increase in homeowner dues for 2010. The Budget Summary was reviewed with some homeowner discussion of the following:

- Clarification that "Grounds Maintenance" is anything out of the scope of the landscaping contract (ex: mulch, sprinkler system repairs)
- Snow Removal is a significant expense item (18K budgeted for 2010). Snow removal of garage aprons has not been included in the current contract because it would add significant cost to the Association and has limited value if alleyways are not cleared. The Stapleton Master Community Association will not clear alleys until snow is over a certain depth and Denver has declared a snow emergency. This was done once in 2006, but there were problems related to blocking street drains with piled snow. Overall plan for alley snow removal is not clear. Derrick will be attending the Master Community Association meeting to try to get clarification and does not want community HOAs to be burdened with unnecessary expense. One new Rowhouse owner pointed to the HOA's responsibility as outlined in the governing documents. The Bd may consider snow removal of the aprons if depth >6" but we need clarification from the Master Association about alley snow removal. Cost is an important consideration.

Budget for 2010 was approved by vote and ratified.

HOMEOWNER FORUM

- Communication: Can email communication be used instead of mail for notices to homeowners from the management company? Elissa said that it is difficult to maintain a current email for each residence. We would also need an amendment to our legal documents to make email notices an accepted method of communication.
- A homeowner who lives on Xanthia St brought up a growing problem re: their alley access. Their properties back property owned by the Bladium. Patrons of the Bladium are parking on a dirt field and using the alley access leaving mud and debris. He feels some sort of barrier needs to be put up to contain Bladium parking, however permission to do that would need to be obtained by the property owner. Homeowner agreed to talk with Bladium owners to get

further information. Will bring back to the Bd for further discussion if not resolved. Master Association may need to be involved as well.

- Guidelines for solar panels will be forthcoming along with a process for approval if homeowners want to install them.
- There is going to be a subcommittee working session for design review to go over current rules and to make changes. Please funnel any ideas to John Fleming or Trevor Alyn via email. John's email is: johnfleming@gmail.com

MEETING ADJOURNED: 7:45 pm

NEXT BD MEETING: January 11, 2010, 6:30 pm. Location TBA

Submitted by: Rita Temple-Trujillo, Bd secretary