

**STAPLETON ROWHOME ASSOCIATION
BOARD MEETING MINUTES
Date: January 11, 2010**

CALL TO ORDER

The 2009 Stapleton Rowhome Association board meeting was called to order by Casey Peel, at 6:37 p.m. at the Stapleton Community Room. The following were present:

- HOA Bd: Derrick Taylor, Casey Peel, Dan Prather, Jennifer Jessen, Tracy Dixon
- Weststar Management: Elissa Conger
- Barbara Hammack
- Bharati Bhardwaja

HOMEOWNER FORUM

- Bharati Bhardwaja, living at 8705 E 25th, presented her argument for why she needs a radon mitigation system. She stated that she had a radon test done when she moved in and the levels at her home was 3.2. She stated that the EPA suggests a radon mitigation system for levels 2-4. Bharati obtained a bid from a company recommended by the state of Colorado.
- Casey expressed concerns about exterior penetrations – perpetual easements, and about any penetration that could cause problems in the future (ie mold) that we would need to fix.
- We need to come up with some policy for allowing some exterior penetrations.
- Homeowner will need to know that any damage incurred by mitigation system will need to be fixed by the homeowner and future homeowners.
- Myra will draw up a contract for homeowner responsibility and use what we used for solar panels. We need to come up with universal coverage for every unit.

UNFINISHED BUSINESS

B. Snow removal – alleyways

- Our documents say the MCA is responsible for alleys but if the MCA does not do it, the homeowner is responsible.
- A 67% vote of approval is required to amend the charter, but we can write “policy” to clarify the charter without the vote.
- If the MCA plows the alleys, then we do the aprons.

APPROVAL OF PREVIOUS MINUTES

- Minutes of the November 11, 2009 board meeting were approved without objection.

REVIEW CURRENT FINANCIALS

- Fence painting on 29th not done?
- Dan P will have a discussion with our broker re: the transfer of funds
- Email the painting contracts to Derek T
- Re: Gary Dahl letter. Motion to waive \$265 attorney fees and \$20 late fee Derek T., 2nd Dan P.

UNFINISHED BUSINESS

c.ii – Windchimes, Plant Hangers, Etc.

- Rules revision to state that once you've done it, then you have to accept responsibility for damage incurred.
- Pending meeting rules review committee, Dan and DRC then will bring proposal to Board on how to revise the rules.

NEW BUSINESS

a. Landscape Contract

- Get bids by Jan 29th.
- Make final decision by Feb 12th
- Give notice only when decision is made and when new contractor knows what to do.
- The current landscape contract will terminate once the decision is made and we have 30 days, but the snow removal contract is nebulous and the new bidder must be able to pick up within 3 days.

b. Management Contract Renewal

- Motion to accept new Weststar Mgmt contract for 2010 by Casey P
- 2nd by Derek T
- Unanimously passed

c. Reserve Study Policy

- Motion for Derek T to accept policy as written by Casey P
- 2nd by Derek T
- Unanimously passed

d. Additional Items from the Board

- Proposal = Western Roofing to inspect 26 buildings = 169 units. \$5200 = complete full inspection; provide written report with photos or recommendations which comes out to about \$30/unit.
- Retainer = \$100 /month. Motion to NOT renew our retainer and just pay hourly rate by Casey P, 2nd by Dan P, unanimously passed.

MEETING ADJOURNED

NEXT BD MEETING: March 8, 2010, 6:30 pm.

Submitted by: Jennifer Jessen, Bd secretary