

STAPLETON ROWHOME ASSOCIATION HOMEOWNER MEETING MINUTES

Date: March 8, 2010

CALL TO ORDER

The 2009 Stapleton Rowhome Association meeting was called to order by Casey Peel, at 6:35 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
- John Fleming

Approval of Previous Minutes

- Motion to approve minutes with corrections by Derrick T.
- 2nd by Casey P

Radon Mitigation

- Guidelines draft presented by John Fleming
- Recommended to stay away from the roof and to keep the fans inside
- Wherever they punch holes is the homeowner's responsibility
- Need to have a qualified contractor do the install

Trevor's request for awning

- DRC – Design review committee
- Trevor needs to come up with guidelines for all the requests that are sure to follow that the Board can review, and then approve or deny
- Trevor needs to submit a complete application
- Board needs more information

Financials

1. Budget
 - Good news – YTD we are \$5000 under budget.
2. Reserves
 - Dan P talked with Smith Barney acct manager who recommends that we leave \$100,000.00 in reserve.
 - Our reserve liquid checking acct now has approx \$225,000.00
 - He recommended 6, 12, 18, & 24 month CDs for the rest of the reserve.
3. re: 8111 & 8935 East 29th properties
 - Both properties are in foreclosure
 - Motion by Casey to waive late fee on both units
 - 2nd by Tracy D

Design Guidelines Revisions – Rule Committee Update

1st meeting productive – John, Derrick, Barb, Trevor, Irena, Dan, Clair Harper, Steven Sanderson.

Going to redo the document in its entirety

1st draft will be available for May meeting Board review

Once approved, it needs to go to legal for review

The rules need board approval, does not need a vote from all HOA

Landscape Proposals and Current Contract

Showcase is not negotiating on the price

No one is happy with ACC – bad customer service

Premier is unknown by seems to be a proactive company.

Motion by Derrick to cancel ACC, verify snow removal, and to accept Premier for 2010 season

2nd by Casey P

Unanimously approved

Elissa proposed Spring walk (April 15th at 5pm) for Board and one in Fall

Roof Inspection Proposal

\$5,000 for roof inspection proposal

Motion to accept by Casey P

2nd by Derrick T

Unanimously passed by Board

Policy & Procedure Snow Removal

Motion by Derrick to approve and make policy with the following correction – that the 5th paragraph reference the City & County website

2nd by Casey P

Unanimously passed by Board

MEETING ADJOURNED at 8:30 pm

NEXT BD MEETING: May 10, 2010, 6:30 pm.

Submitted by: Jennifer Jessen, Bd secretary