

STAPLETON ROWHOME ASSOCIATION HOMEOWNER MEETING MINUTES

Date: May 10, 2010

Call To Order

The 2009 Stapleton Rowhome Association meeting was called to order by Casey Peel, at 6:35 p.m. at Panera. The following were present:

- HOA Bd: Derrick Taylor, Casey Peel, Dan Prather, Jennifer Jessen, Tracy Dixon
- Weststar Management: Elissa Conger
- Homeowners: Barbara Hammach, Kent & Heidi Kirchhoff, Claire Harper, Natalie & Will Robbins

Homeowner Forum

- Re: Exterior Vent Perforation – 8139 E 29th Ave homeowners want to know why their application for the installation of an exterior vent has been denied.
 - Because of the liability issue, we need to check with the insurance agent to see if it invalidates the warranty.
 - We also need to talk with DRC.
- Re: Application for solar panels – for 2283 Valentia St homeowner.
 - Two issues need clarification.
 - What will be the offset from the roof?
 - What will be the color of the panels?
 - Elissa will send a waiver to Claire to fill out.
 - We also need approval from John of DRC. (Approval from Trevor has already been obtained.)
- Re: Design Review Guidelines Revisions – Rule Committee Update.
- There were 8 people who participated and reviewed the document.
- Landscaping guidelines did not have unanimous consensus.
- There was a question of how to keep a unifying concept.
- If plants are added, they need to tap into water drip lines. However, tapping into drip lines needs DRC approval.
- The goal of responding to a homeowner's desire to improve the aesthetics of his/her own lot conflicts with having a landscaper that can service all homeowner properties.
- Our landscaper gave guidelines:
 - The landscaper bases the cost on our shrub count, and if a homeowner adds shrubs, that increases our costs.
 - Flowers require less cost, however there is more cost in fall cleanup.
 - It won't do any good to tag plants or have landscaper avoid certain addresses b/c they move too fast to notice.
 - The landscaper needs a homeowner group to sit down with their landscape designer, and soon.
- Personalization will still need DRC approval.
- Options to consider:
 - Landscaper will only touch flowers at spring cleanup.
 - Homeowner will be responsible for fall flower cleanup.

- Concerns expressed:
 - The language is too unrestricted which can create administrative issues.
 - Aesthetics

Approval of Previous Minutes

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

Current Financials

- Snow - \$6000 for late snow removal from previous contractor
- Our rep @ Smith Barney left Dennis Halpert and went to Ameriprise
 - For now, stay Smith Barney but check into options.
 - Maybe obtain references from other HOAs he works for. Make sure he is accessible.
- Painting
 - It will cost more
 - Paseos are two toned which requires more taping and prep work.
 - The painter will work with us b/c we originally made our decision based on previous quote.
 - He will wait for our terms
 - He is okay if it takes us a little longer to pay him.
 - The change in paint color requires Master Assoc approval.

Unfinished Business

- We approved color review
- \$400 total for 4 pots
- Motion to approve Premier for color pots by Casey Peel
- 2nd by Derrick Taylor
- Unanimously approved

Action Items - reviewed

New Business

- Auditor
 - Finally made adjustment
 - Transfer of funds
 - Motion to roll working cap equity into operating fund by Dan Prather
 - 2nd by Tracy Dixon
 - Unanimously approved
- Audit
 - Motion to approve audit by Dan Prather
 - 2nd by Casey Peel
 - Unanimously approved
- Decorex painting proposal and quotation
 - New cost \$105,880 quotation

- Motion to approve and pay out of reserves by Derrick Taylor
- 2nd by Casey Peel
- Unanimously approved

Correspondance

- Request to waive late fee of \$20 unit #2243
 - One time late fee
 - Motion to accept by Tracy Dixon
 - 2nd by Derrick Taylor
 - Unanimously approved
- Unit # 8371 E 29th Ave
 - Satellite dish on roof violation
 - 1st offense, \$50 violation fee.
 - Letter requests HOA remove fine.
 - Motion to waive fine by Derrick Taylor
 - 2nd by Dan Prather
 - Unanimously approved.
- Construction defect issue
 - We paid J&P Roofing Inc for unit #--- *8725 E. 25th Ave*
 - Put in request to McStain for reimbursement
 - If denied, then drop it.

Unfinished Business

DRC Guidelines Update

- Table the landscape discussion
- Concerns about homeowners parking in the alley.
 - Make sure car is parked perpendicularly
 - Make sure the bumper does not encroach upon the alley
- One more week to review guidelines via email discussion
 - June 1st is goal for new finalized DRC guidelines
 - June 11th is goal for 1st draft Board approval, pending further review and changes to landscape section

MEETING ADJOURNED at 8:45 pm

NEXT BD MEETING: July 12, 2010, 6:30 pm.

Submitted by: Jennifer Jessen, Bd secretary