

STAPLETON ROWHOME ASSOCIATION HOMEOWNER MEETING MINUTES

Date: July 12, 2010

Call To Order

The July 2010 Stapleton Rowhome Association meeting was called to order by Casey Peel, at 6:40 p.m. at the Stapleton MCA Community room. The following were present:

- HOA Bd: Derrick Taylor, Casey Peel, Dan Prather, Jennifer Jessen, Tracy Dixon
- Weststar Management: Elissa Conger
- Homeowners: none present

Approval of Previous Minutes

- Motion to approve minutes with corrections by C Peel.
- 2nd by T Dixon
- Unanimously approved

Current Financials

- Reviewed reserve transactions
- Consult Myra Lansky (legal) re: bankruptcy debts
- Send letter for unpaid charges > \$10

Unfinished Business

- Design Guidelines for the Stapleton Rowhome Assoc revised draft
 - Take the document as it is and send it out for homeowner feedback via letter
 - If homeowner wants a hard copy, contact Elissa
 - Ask homeowners to forward feedback to Elissa by the end of August
 - Clarify "parking" paragraph
 - Clarify "no waiver" paragraph
 - Clarify "solar power units" paragraph #3
 - Discussion re: birdfeeders. If birdfeeders continue to be a nuisance, Board can revise policy.
- Additional Items – none

New Business

- Valentia St Landscape Redesign plan
 - Get options from designer with different costs
 - Ask designer what is the ideal time for planting
 - Send options to Bd, then to Valentia St homeowners
- Premiere proposal
 - Motion to approve by J Jessen
 - 2nd by T Dixon
 - Unanimously approved

- Tree proposals
 - Ross Tree Co
 - Spray, Fertilize, & trim
 - Not detailed & less expensive
 - Swingle
 - Very detailed & more expensive
 - Derrick will walk list & decide which trees need pruning & scratch off what does not need pruning
 - Casey will break it down in terms of when block was built – (like roofing)
- Roof Inspection Report
 - See if we can progress pay them (can he bill by building?)
 - Motion to approve roofing recommendation by C Peel
 - 2nd by D Taylor
 - Unanimously approved

Correspondance - reviewed

MEETING ADJOURNED at 8:30 pm

NEXT BD MEETING: September 13, 2010, 6:30 pm.

Submitted by: Jennifer Jessen, Bd secretary