

STAPLETON ROWHOME ASSOCIATION HOMEOWNER ANNUAL MEETING MINUTES

Date: November 1, 2010

CALL TO ORDER

The 2010 Annual Stapleton Rowhome Association meeting was called to order by Casey Peel, at 6:34 p.m. at the Stapleton Community Room. The following were present:

- HOA Bd: Derrick Taylor, Casey Peel, Jennifer Jessen, Tracy Dixon
- Absent: Dan Prather
- Weststar Management: Ricardo Lases
- Homeowners
- Forum by Proxy and Present = 26

APPROVAL OF PREVIOUS MINUTES

- Minutes of the previous HOA meeting were approved without objection.

HOMEOWNER FORUM

- Concrete Repair
 - More is planned for next year
 - The first region was done this year
 - Three regions are planned
 - Sidewalks and alleys are the city's responsibility
- Tuck-under roofs
 - Inspections on all the roofs are done
 - Repairs should be wrapped up next year
 - Homeowner states prior notification of work to be done on her place would have been appreciated.

STATE OF THE ASSOCIATION

This year we tried to address most of the outstanding issues

- Roofs
- Painting going on in phases – the last group is next year
- New landscape contractor – good feedback
- Concrete was inspected
- Valentia St getting new landscaping facelift
- Admin – new Weststar contract
- Addressed and revised DRG (final revision tonight)
 - Trees –
 - Another company to look at the trees re: bugs/infection, preventative maintenance, replacement as needed
 - Tree budget for the year given to the arborist
 - Pruning is in 2 stages (in spring and dormant)
 - Plan to spray ash trees every year
 - City arborist will come out for free

- Last year item – landscaping – send thoughts and comments to Ricardo
- If an issue comes up that affects the entire community, there needs to be 10% HO support.

Next year –

- Maintenance – already contracted to take care of painting and landscaping
- Currently there are no new maintenance issues
- Plan is to evaluate and plan long term for the Association
 - Do we need another reserve study?
 - We need to make sure the financials are on track
- Rain gauges

ELECTION OF DIRECTORS

Treasurer – Marita Rodriguez

Vice President – Sandra Patterson

RATIFICATION OF 2011 BUDGET

Proposed no changes to current HOA fee of \$142/month/unit

The budget for 2011 was approved by vote and ratified

Go the website to view the balance sheet for RH Assoc

MEETING ADJOURNED

NEXT BD MEETING: January 10, 2011

Submitted by: Jennifer Jessen, Bd secretary