

STAPLETON ROWHOME ASSOCIATION HOMEOWNER MEETING MINUTES

Date: January 10, 2011

Call To Order

This 2011 Stapleton Rowhome Association meeting was called to order by Derrick, at 6:55 p.m. at Panera Bread. The following were present:

- HOA Bd: Derrick Taylor, Jennifer Jessen, Sandra Patterson
- Weststar Management: Ricardo Lases

Homeowner Forum

Sandra stated that there are holes in the landscaping that need to be filled. She also stated that some of the plastic covers are cracked.

Snow removal

- There haven't been any complaints for homeowners thus far.
- We agreed that there shouldn't be intermittent shoveling (shoveling while it is still snowing.)
- Ask Dan for the cost to shovel the aprons and what is the trigger. Review this topic at the next meeting.

Newsletter for homeowners needs to include:

- Board members
- DRG
- Weststar Management website
- Future meeting dates
- Let homeowners know the handrails are their responsibility per charter maintenance.

Approval of Previous Minutes

- Motion to approve minutes by Derrick.
- 2nd by Jennifer.
- Unanimously approved

Current Financials – Reviewed

- Review reserve study – on website
- Operating and Reserves look good at this time.
- Motion to approve financials by Sandra
- 2nd by Derrick
- Unanimously approved

Unfinished Business - none

New Business

Insurance – current is with Philadelphia

- We have 27 buildings and wind/hail deductible was increased to \$50,000/building
- It doubled from what it was.
- Check with CIBA insurance services – VanGilder (broker)
- Ask VanGilder to come to our next meeting
- We need clarification on multiple issues
- Is the proposal we have still valid?

Roof issues at 8139 E 29th

- Paid Western Roofing last month for repairs to roof - \$1662
- The roof is not leaking, but now the same problem is occurring - the shingles are bubbling
- Western submitted a new bid for \$849, but they do not know what is causing this problem.
- Do not pay Western for new work/bid until we find out what the problem is.
- Do we need to hire an engineer to find out what is causing the shingles to bubble?
- We do need to ask for new roofing bids from other roofing companies.
- Homeowner wants reimbursement for the cost of the inspection
- Motion to reimburse by Sandra
- 2nd by Derrick
- Unanimously approved

CORRESPONDANCE - none

MEETING ADJOURNED at 8:30 pm

NEXT BD MEETING: March 14, 2011, 6:30 pm.

Submitted by: Jennifer Jessen, Bd secretary