

**STAPLETON ROWHOME ASSOCIATION
HOMEOWNER MEETING MINUTES**

Date: March 14, 2011

Call To Order

This 2011 Stapleton Rowhome Association meeting was called to order by Derrick, at 6:35 p.m. at the Stapleton Master Association Community Room. The following were present:

- HOA Bd: Derrick Taylor, Jennifer Jessen, Marita Rodriguez
- Weststar Management: Ricardo Lases
- Van Gilder: Bryan and Lucas

Van Gilder Presentation

Bryan and Lucas spoke and answered questions re: our current coverage with Philadelphia vs. CIBA. Their quote is good through the end of March. They left our meeting at 7:30 pm.

Homeowner Forum – none

Approval of Previous Minutes

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

Current Financials – Reviewed

- Motion to approve financials by Derrick
- 2nd by Tracy
- Unanimously approved

Unfinished Business

- Insurance – We will come to a decision by the 24th on which way we want to go
- Shingles –
 - Motion to approve JP Roofing by Derrick
 - 2nd by Tracy
 - Unanimously approved
- Change Western Roofing to JP Roofing as our preferred roofer

New Business

- Paint proposal and quotation
 - Motion to approve Decorex by Derrick
 - 2nd by Marita
 - Unanimously approved

- Shutters
 - There are 5 addresses with missing or broken shutters
 - We decided to keep plastic since wood is much more expensive
 - Decision to change all shutters over to wood for improved quality to be made at a later date.
 - We decided to just get what we need now but will consider adjusting the budget for next year for ordering surplus shutters, (discount for buying in bulk) and buying wood (better quality).
- Premier Landscape management
 - Dirt – postpone discussion
 - Snow removal – back alley aprons estimate - reviewed.
- Reviewed Homeowner request for Pergola in back yard
 - Deferred right now to DRC

CORRESPONDANCE - none

MEETING ADJOURNED at 8:40 pm

NEXT BD MEETING: May 10, 2011, 6:30 pm.

Submitted by: Jennifer Jessen, Bd secretary