

**STAPLETON ROWHOME ASSOCIATION
HOMEOWNER MEETING MINUTES
Date: September 19, 2011**

Call To Order

This 2011 Stapleton Rowhome Association meeting was called to order by Derrick, at 6:53 p.m. at Panera. The following were present:

- HOA Bd: Derrick Taylor, Jennifer Jessen, Marita Rodriguez
- Weststar Management: Ricardo Lases

Homeowner Forum - N/A

Ratification of Approval of Previous Minutes

1. Motion to approve by Derrick
2. 2nd by Marita
3. Unanimously approved

Current Financials – Reviewed

1. CDs
 - Rolls out on Oct 14th.
 - Will decide after annual budget what and where and when to place it.
2. Motion to approve financials by Derrick
3. 2nd by Marita
4. Unanimously approved

Unfinished Business

1. 2010 Audit Draft
 - Audit current references '06 plan
 - i. Plan to review '06 plan at next Bd meeting in November
 - ii. Use Aspen Reserve Update obtained from Ricardo from Co.
 - iii. See if we can get update for \$500-\$1000
 - Motion to approve Audit
 - 2nd by Jennifer
 - Unanimously approved
2. Additional items from the Bd – N/A

New Business

1. Roof /Vent Leaks Reports
 - Lawyers say bottom line that HO is responsible for interior damage
 - We now have proposal from J&P roofing – to do a prototype on one vent to determine feasibility, and HO with initial complaints willing to have this done to one of his vents.

- If this works, Bd recommends replacing vents on problem units in installments / over time d/t cost of \$450/vent, aka \$900/unit. Start with oldest units.
 - Motion to approve prototype by Derrick
 - 2nd by Marita
 - Unanimously approved.
2. Lighting Proposal
- Lighting proposal for Paseos to add exterior lights
Bd agreed to pass on this proposal
 - Lighting maintenance contract
 - i. Bd reviewed proposal from Lightning Mobile for new contract
 - ii. Asked Ricardo to ask company what they charge for photocell sensor.
 - iii. Motion to approve change in companies to Lightning Mobile by Derrick
 - iv. 2nd by Marita
 - v. Unanimously approved
 - vi. This company can start Nov 1st.
3. Snow Removal/Landscape Contract
- Snow contract – change depth that contractor will use to commence plowing and shoveling operations to 2 inches accumulation on pavement, from 1.5 inches.
 - Landscape contract – approve contract pending Jennifer's further research.
4. Draft of 2012 Budget
- Bd will meet Oct 10th at 6:30 at Panera to discuss Budget unless discussion can be resolved via emails prior to this date.

CORRESPONDANCE - N/A

MEETING ADJOURNED at 08:42pm

NEXT BD MEETING: November 21, 2011, following the annual meeting which will begin at 6:30 pm at the Stapleton Master Association Community Room.

Submitted by: Jennifer Jessen, Bd secretary