

Stapleton Rowhome HOA Meeting Minutes

March 12, 2012

1. Call To Order – 6:37pm
2. Homeowner Forum
 - Received an inquiry regarding alley snow removal. Not HOA's responsibility.
 - Ice on gutters due to unusual amount of snow. Will monitor to see if it happens again.
 - Trees on 29th Ave. are going into the sidewalk, presenting a safety hazard. Will ask landscaper if he can perform tree care.
3. Ratification of Approval of Previous Minutes
 - Motion to approve by Derek. Seconded by Tracy.
4. Review Current Financials
 - Discussed Great 6 Payback and lockbox error.
 - Motion to approve purchase of \$50K CD to replace expiring CD. Seconded by Derek.
 - Discussed amount of bad debt expense waived (\$588) during the first quarter subsequent to legal update.
 - Prior year Paseo timing issue of water assessments. Ista is currently performing an audit and will get back to us regarding overpayments.
 - Account 7021 was changed to account 7081 and reflects storage space. Will be kept as a separate line item.
 - Motion by Derek to approve financials. Seconded by Tracy.
5. Unfinished Business
 - Draft of Updated Reserve Study
 - i. Board decided to approve the revised draft of the reserve study. On page 29. Ricardo is going to make sure that the financial data was accurately updated. Will communicate to Aspen that we did not find most of the information useful. The Board will discuss holding a working weekend to assess the reserves budget/funding in relation to the reserve study. Will ask the association members for assistance.
 - Additional Items From the Board
 - i. Newsletter: Will consider sending via e-mail and creating a blog. Agreed to write the following articles: Derek – bridge, spring cleaning and woodpeckers, Marita – open positions and reserve planning meeting, Tracy/Tom – blog, bird feeders, transportation issues
 - ii. Valentia Landscaping: Ricardo will send e-mail out to the block to schedule meeting to discuss landscaping issues. Meeting to be held 4/14 and 10am.
6. New Business
 - Tree Care Proposal: Will ask Dan (Premier Landscaping) for feedback to help make decision.
 - Structural Damages at 8765 E 25th Ave Proposals: The vent problem has been corrected for the first homeowner. Sent request for structural damages to finish the wall. Attorney contacted and deductible is \$1,000. Ricardo to ask for the structural damages

vendors to provide an assessment/view of the cause of the problem, recommendation of prevention and estimated cost to fix.

- Action Items
 - i. Water Leak: 8913 to 8909. Ricardo has contacted Denver Water and they have checked meters. No problem was identified. Request that Premier Landscaping start digging to determine the cause of the problem.
- Additional Items From The Board
 - i. Woodpecker Feeders: Derek noticed that the boxes have been put up; however they are placed right outside the bedroom windows and inconvenient places. Can they be moved to a higher location?
 - ii. Tracy discussed the status of foreclosed properties. Provided an updated regarding Colorado law and the regulation of property managers. The proposed changes did not go through.
 - iii. Xanthia – bricks on steps need to be replaced.
 - iv. Discussed posting insurance policy on website based on advice provided by Attorney.
 - v. Insurance – Ricardo has contacted current insurance company to get renewal rates. Has not received a response.

7. Correspondence

- Nothing to report.

8. Adjourned: 8:25pm.

Next Board Meeting – May 14, 2012