

Stapleton Rowhome HOA Meeting Minutes July 9, 2012

- 1. Call to Order:** - 6:31 PM
 - Board Members Present: Derrick Taylor, Marita Rodriguez, Teresa Tuschhoff
- 2. Homeowner forum**
 - No homeowners attended this meeting.
- 3. Ratification and Approval of Previous Minutes**
 - Motion to approve previous minutes by Derrick. Seconded by Marita.
- 4. Review of Current Financials**
 - The water assessment and the Paseo water reimbursement are not equaling out. Need to investigate difference. More information to be provided by Ricardo.
 - Ricardo provided information that the Great Colorado Payback was for a tax refund.
 - Ricardo was to provide additional detail on what is in the Building Repair account
 - Motion to approve current financials by Derrick. Second by Marita.
- 5. Approval of Audit of Financial Statements**
 - If making adjustments, we need to know these changes so that we can change our allowance for budgeting.
 - Motion to approve audit by Derrick. Seconded by Teresa.
- 6. Unfinished Business**
 - Draft of maintenance/insurance chart – still being drafted. Defer to next meeting.
 - Proposal for landscaping on Valentia discussed. Ricardo to request from the contractor: a more affordable option on trees, clarification on drip irrigation, alternative mulch option and when is the best time for this work to be done. Ricardo will provide information to Board to discuss via email.
 - Repairs for interior damages from vent leaks. Approved pending review of detailed description of services. Motion to approve by Derrick, seconded by Marita.
 - Remaining vents: Requested that Ricardo look into any legal recourse regarding the faulty vent installation. Ricardo will do inspection of remaining vents.
 - Painting: Ricardo to request bid on painting for budgeting purposes. Direct painting contractor to paint any unfinished birdhouses. Need to look at

painting schedule for 2013 and determine if association or homeowners are responsible for painting exterior doors.

- Budget Planning: Annual meeting scheduled for November 12. Need budget by Oct 5. Board will use September Board meeting as a pre-annual budget meeting, inviting homeowners to meeting. Board scheduled a number of working sessions in August to develop the 2013 budget. Ricardo to provide the following:
 - o List of Contracts for landscaping, concrete, flicker repairs, fence maintenance and painting, remaining vent repairs, painting, insurance (expires March 2013 – investigate changing to coordinate with calendar/fiscal year).
 - o Current budget in Excel
 - o Bids for landscaping and insurance for budgeting purposes.

7. New Business

- Derrick received a phone call from a homeowner regarding water leaking into the garage. Ricardo to follow up.
- Action items: Ricardo to send letter to all homeowners to notify of September meeting. Ricardo to get landscaping bids for contract.
- Consider switching the days of the meetings to better accommodate board members' schedules. Further conversation to be held via email to include Tracy's input.

8. Correspondence

- No remarkable correspondence. Discussion of unusual number of notices to homeowners regarding bags/boxes/trash in driveways. Will keep an eye on trend.

9. Adjournment: 8:08 pm

Next Board Meeting: September 13, 2012