

Stapleton Rowhome HOA Meeting Minutes September 13, 2012

Present:

- Board Member: Derrick Taylor, Teresa Tuschoff, Marita Rodriguez
- Property Manager: Ricardo Lases, Weststar Management
- Homeowners: Kathy Pollice, Dennis Shary, Janet Cox, Howard Sayette, Dana Elkind, Tom Anderson, Janine Harmon, Tom & Pat Carroll, Jeffrey Wingate.

1. Call To Order – 6:31 pm
2. Draft of 2013 Budget – Presented the proposed budget to the homeowners in attendance. Homeowners did not object to proposed budget including the increase in dues. The budget was reviewed and discussed by line item. There were seven homeowners (excluding Board members) who signed the attendance sheet.
3. Homeowner Forum – Janet Cox agreed to head a Landscape Committee. Requested that a notification be sent when gutter cleaning is going to occur. The notification will also request that homeowners perform an inspection and notify Weststar if performance was not adequate. Inquiry made as to who as the right to turn off exterior water faucets. HOA President indicated that contractors weren't supposed to touch them without permission.
4. Ratification of Approval of Previous Minutes – Motion to approve by Marita. Second Theresa.
5. Review Current Financials – Nothing to note. Derrick – Motion to Approve. Marita – Second.
6. Unfinished Business
 - Proposal for Landscaping Improvements on Valentia. Improvements will not occur this year as we will be changing landscapers. Need to include in budget for 2013.
 - Interior Damages Proposal – Vents. Derrick requested that this be tabled until he can review it in further detail. The Board will approve via e-mail.
 - Vents Replacement Proposal – Tuckunders. Derrick motion to approve. Seconded by Teresa. Approved.
7. New Business
 - 2012 – 2013 Snow Removal/Landscape Maintenance – Discussed the possibility of hiring different contractors for different areas to determine which services to use long term. The Board will review all proposals received and made a decision.
 - Gutter Cleaning Proposal – Motion to approval proposal by Derrick. Seconded by Theresa. Approved. A letter will be sent out as discussed in during the proposed budget.
 - Dead Tree on 29th
 - Light on Paseos.
 - Tom Dixon will consider setting up a homeowner's website.
8. Correspondence – Nothing to note.
9. Adjourned: 8:15 pm

Next Board Meeting – November 12, 2012

Attendees:

Derrick Taylor
Teresa Tuschoff
Marita Rodriguez