

March 11, 2013 Stapleton Rowhome Association Board Minutes

Present:

- Board of Directors [BOD] Members: Teresa Tuschhoff, John Fleming, and Derrick Taylor
- Property Manager: Ricardo Lases, Weststar Management
- Homeowners: Janet Cox, Madeline & Terry Adams.

1. Call To Order – 6:40p.m.
2. Homeowners Forum [Topics Discussed]
 - a. BOD control over rental units
 - b. Dog waste clean up control
 - c. BOD involvement/non-involvement in bus route planning [Stapleton United Neighbors is the proper contact]
 - d. Flickers - John presented options for dealing with the birds, including the use of contractors, and informed the BOD he would inquire with the Master Assoc. regarding further possible guidelines.
3. Approval Of Previous Minutes: Motion to Approve from John, second from Teresa. Motion approved.
4. Landscape Committee Report: Report from Janet Cox distributed and discussed. Report highlights:
 - a. Committee structure defined
 - b. Lines of communication with Contractor have been established
 - c. Positive reviews of contractor cited
 - d. Positive feedback regarding newsletter cited
5. Review Of Current Financials:
 - a. Discussed projected insurance savings
 - b. Previewed upcoming major expenses: mulch and painting
 - c. Motion to approve from John, second from Teresa. Motion approved.
6. Unfinished Business:
 - a. Snow removal from alleys still not effective use of funds
 - b. Salt/de-ice material application should generally be avoided
7. New Business
 - a. Tree Rings/ Mulch proposal: Prior to final approval, a policy dealing with dead trees needed, and looked for reasons beyond simple cosmetics.
 - b. Reserve Study proposal: Ricardo can recommend SBSA, final decision pending further confirmation of baseline figures.
 - c. Painting proposal: BOD will confirm units in current cycle, conduct a physical inspection, and decide if garage doors will be included
 - d. Privacy fence proposal: Motion to Approve from Derrick, second from John. Motion approved.
8. Manager's Report: Reviewed action items presented from Weststar
9. Adjournment: 8:33 p.m.