

May 13, 2013 Stapleton Rowhome Association Board Minutes

Present:

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

1. Call To Order – 6:45 p.m.
2. Homeowners Forum [Topics Discussed]
 - a. Retaining wall condition along 29th Ave.
 - b. Soil quality related to dead trees
3. Unfinished Business:
 - a. Motion to approve CoCal Tree Ring/Mulch Proposal from Derrick, second from John. Motion approved.
 - b. Motion to approve SBSA, Inc. reserve study proposal from Derrick, second from John. Motion approved.
 - c. Unanimous decision to pass on the 2013 painting cycle
4. New Business:
 - a. Decorex woodpecker damage repair proposal. [Repairs on 25th, 29th Place, Uinta, Xenia, and Central Park, Totaling 48 units]. Management was directed to obtain proposals to install a metal flashing over current siding.
 - b. Table decision for SB1237 Policy Adoption until all further in depth review.
5. Ratification and approval of previous Minutes: Tabled
6. Landscape Committee Report: Report from Janet Cox distributed and discussed.
Report highlights:
 - a. Newsletter feedback was good.
 - b. Mulch install looks good.
 - c. Trimming/pruning needs to occur
 - d. Need more community monitoring and reporting for irrigation/watering malfunctions.
 - e. Cocal resource feedback needed.
 - f. Review Of Current Financials: Motion to approve from Derrick, second from Teresa. Motion approved.
7. Manager's Report: Reviewed action items presented from Weststar
8. Adjournment: 8:24 p.m.