

Stapleton Rowhomes Board Meeting

July 14, 2014 Called to order at 6:42 PM

Present:

Board Members: Teresa Tuschoff, Crystal Perry, Isaac Rodriguez, John Fleming and Property Manager: Ricardo Lases

Homeowners': Suzanne Challinor, Joanne and John Wojak, Alex Garbirini, J Harmon, and Tim Moerer

HOMEOWNER FORUM:

RE roofing presented their company. They have participated in meeting with the insurance adjuster and the claim process. Repairs will be within the scope of the policy. They have seen hail damage to all the slanted roof buildings and recommend re-roofing these buildings. They will use a Class4 Product...Timberline Armorshield that gives golf ball size hail protection. Each Homeowner will be notified in advance when the work is scheduled for your block. They will arrange a Town Meeting with Homeowners to answer concerns or questions before any work begins.

First request posed by a homeowner was to have the Board members introduce themselves. Each Board member introduced themselves with their title or function on Board. It was recommended by the Homeowner that the names, addresses and phone numbers be published on the website. This HO (Homeowner) also had complaints about the condition that the painters left their patio and screens in with paint splatters all over their brick patio and damage to their screens. Ricardo will address these issues with the painting company.

The Board would prefer to have homeowners send their comments and complaints to Ricardo rather than the Board. Teresa gave the Homeowner who wanted the Board info her e-mail as a show of good faith.

Another HO stated that she was very pleased with the job the paint company had performed for her unit. Ricardo stated that he had received several e-mails that expressed the same satisfaction with the painting and clean-up.

LANDSCAPE COMMITTEE REPORT:

Suzanne Challinor who is a member gave the report. She stated that there are many plants that are very small, vary in size, and some are dying. Other members of the committee contributed additional information as follows: the landscape Company will replace dying plants as they are covered under the warranty as stated in the contract with the HOA.. The Company contends vary in size because they had to reorder additional plants from a different nursery. Over 500 plants were ordered and it is difficult to have a more uniform size. Ricardo and a Board member will do a walk through to look at the work that has been done and request the changes to be made by the landscaping company CoCal. It was recommended by John that Crystal accompany Ricardo on the walk about. Crystal agreed to accompany Ricardo. Ricardo reported that Valencia wants the Committee to assess their Landscape and make recommendations for improvements. John stated that he has count of the number of dead trees. He thinks the info maybe old and a new count should be done by the members of the landscape committee. It was recommended by John Fleming that the Committee look at the other HOA landscaping needs and prioritize worst>best to anticipate budget needs for the 2015 budget. The landscape committee will reassess what trees require replaced and give this info to the Board for action and consideration for next year or this year's budget. The Board recommends removal of the dead material before replacements are done

APPROVAL OF MINUTES FROM 5/12/2014:

Teresa moved the minutes be approved. John seconded. There were no changes or additions made to the minutes. There was no opposition.

REVIEW OF CURRENT FINANCIALS:

Our treasurer related that the Balance sheet looks fine. The income/expense comes in under budget. Reserves have received \$11,000.00 per month. We should wait until the next Reserve Study before contributing more funds to it. The acceptance of the financial report was moved by Teresa and seconded by Crystal to be accepted. No opposition was expressed.

CD Investments: the CDs will be invested in 5 CDs of various maturities with Morgan Stanley for the aggregate amount of \$350,000.

The current CDs are in regular savings account with very limited increase in interest. Next year the Association should receive approximately 3%.

Ratification of Financials for 2013 was approved.

UNFINISHED BUSINESS:

Gutter cleaning proposal has received two bids from JP roofing for \$2264,00. RE roofing bids is \$150.00. HO asked if the gutter cleaning will include blow out and underground cleaning. Ricardo will ask both bidders.

Additional items included the Flicker problem and making plans for a permanent solution. Ricardo presented an example of the vinyl/foam siding on the 'tuck under'. The density is fragile and the solution may be to cover it with metal and paint it. The Mylar streamers seem to be working. The Board will reassess in the spring.

NEW BUSINESS:

Tree Replacement Proposal: It is recommended that we remove dead trees before replacements are made.. Also as documented under Landscape Committee Report. Another count of dead trees will be done. Ricardo will e-mail the landscape committee a spread sheet with the addresses of each unit in our HOA. This spread sheet will facilitate the committee in checking each unit.

Improving Communication with the Board by Homeowners:

The board continues to prefer the first line of communication to The Property Manager first. However if the Homeowner has made (3) attempts to have their concern addressed. Then if their concern is not resolved to their satisfaction, the Property Managers should notify the Board. The Board will assess the efficacy of this procedure.

Manager's Report:

The engineer report regarding concrete problems should be submitted by next week. It is expected that the Insurance Adjusters report should be available then also.

Ricardo will schedule a walk through next week for the painting and landscape projects.

The meeting was adjourned at 8:43 pm.

Respectfully Submitted,

Crystal Perry, Board Secretary