

Stapleton Rowhome Homeowners Association, Inc.

BOARD OF DIRECTORS MEETING September 8, 2014

The meeting was called to order by the Board President at 6:31 PM

Present:

Board Members: Teresa Tuschoff, Crystal Perry, John Fleming, and Property manager Ricardo Lases

Homeowners: Suzanne Challinor, Judy Bulow, Frank & Sandy Elred, Manjeet Inamdar, Janine Harman, Michael Goodman, Claire Harper, and Patricia Carroll

HOMEOWNERS FORUM:

Homeowner (25th Ave) related that there are several dead plants against the retaining wall that need to be replaced. It is believed that there is something possibly insects that are eating the plants.

Additionally, the Homeowner would like to see a landscape maintenance schedule published so that homeowners can go to the website and see what and when things will be done. He was advised that there is a schedule but is not as specific at this time.

This matter was referred to Manager to request a more specific schedule from CoCal.

Homeowner (Valentia St.) asked a question as to what roofs are being replaced. Board notified her that all sloped roofs will be replaced. The homeowner further stated that there is collateral damage from the hail to her fence and screen. She asked if this damage is covered by the Associations insurance. Also, there are some units on her street that have their recycle bins and garbage cans left in the alleys after pick up.

Board and Manager responded to her concerns by stating that damage to a fence is the responsibility of the homeowner and adjoining neighbor. The Board additionally is not responsible for screens and backdoors. However, the HOA is responsible for staining the fences and this will occur when the building is scheduled for repainting. The homeowner commented that there are units on her street that have left the bins in the alley for months after pick up. The Resident Manager explained the process that the HOA takes when there are infractions that are observed on the inspection walks or reported by neighbors. He will check the alleys and start the process for dealing with this infraction.

Homeowner (Valentia St.) states that they have solar panels that were damaged by the hail and there is a "pigeon problem". Do any of the insurance claims cover this damage? When the panels were originally installed there were no screens. Now all solar panels have screens. The homeowner is willing to absorb the cost of the screens but wanted to know how to work with the HOA on this problem.

Resident Manager stated that the two contractors could work together on the solar panel repairs. Homeowner wants the reinstallation to be done by the original contractor.

Resident Manager notified the homeowner that the HOA insurance claim will cover taking down the solar panels. The roofing contractor and the solar panel contractor can work together helping with the solar panel repairs.

Homeowners (29th Avenue) stated that the sage was plants were not installed at 8167 and 8129 29th Pl. They are concerned primarily with the lack of uniformity.

Resident Manager will talk to CoCal regarding installing the missing plants so there is uniformity.

LANDSCAPE COMMITTEE REPORT:

Crystal reported that she and Ricardo had completed a walk through with the Landscape supervisory staff. There were some plants that were dead, dying or small compared to others. CoCal has agreed to replace the dying and dead plants. There are some plants that are small and placed on the watched list. Some dead plants have been replaced. Others still need to be replaced. Ricardo will discuss this need with CoCal. Tree replacement will be discussed as a separate agenda item.

Design Review was submitted to the design committee chairman, John Fleming. John has reviewed the design and approved using the pavers and repair to concrete with the fencing and garage. There are concerns regarding using artificial turf. The concerns are related to the esthetics. There was discussion regarding the quality of the turf as there are some turfs that look like true grass. Homeowners stated that they are using quality turf and it will be installed by professionals. The design was approved.

APPROVAL OF THE MINUTES FROM BOARD MEETING 7/14/14.

The minutes were approved with the changes requested. It was moved by Teresa and seconded by Judy Bulow to approve the minutes with the changes. There were no objections. Changes will be made and sent to Ricardo.

REVIEW OF CURRENT FINANCIALS

Financial report as submitted by treasurer was reviewed with the Board by Teresa. It was moved by Crystal that we approve the report and seconded by Teresa.

UNFINISHED BUSINESS

a) Gutters/and underground drain cleaning proposal Ricardo reported the RE Roofing can clean the gutter and drains. However, there is a submitted cost for gutter cleaning but not for cleaning the drains. At this time they do not know if the underground drains empty into the storm drains or into the landscape. Once this info is clear, the company can submit a cost estimate for cleaning the underground drains. It was recommended by Teresa that three (3) buildings be done and then stair step the remaining buildings. It was also requested that Ricardo obtain the hourly rate for this work.

It was moved by Teresa that we accept the RE contract for cleaning the gutters. It was seconded by Judy Bulow. There were no objections.

b) Tree Replacement Proposal. Proposals from CoCal and Mountain High were submitted.

The proposal from Mountain High included many choices of trees. Homeowners wanted to know if these trees already exist in the greater Stapleton area. Are they replacing what was in the neighborhood? If not, is there a reason for the change? Homeowner (25th Ave) recommended they HOA use an arborist and ask where they are buying the trees? Question from the floor: Are the dead trees a safety hazard? The cost quoted by CoCal is for \$18,000.00. Mountain High quote is for \$15,185.00. However, John reviewed both proposal and determined that Mountain High was lower due to replacement of fewer trees. CoCal has replacement of more trees. Considering this info the cost is about the same. No approval was made to use CoCal for tree replacement. The decision regarding acceptance of one of the proposals was tabled.

NEW BUSINESS

- a) Insurance Claim- Hail Damage: Ricardo will meet with RE Roofing to review the claim and plan in detail. RE will schedule a Town Meeting for Association members to answer questions. The proposed date will be Sept. 29th or Sept. 30th dependent of available of a room to hold the meeting.
- b) Landscape maintenance and Snow removal: HOA will use CoCal. They have submitted a proposal with no increase. Overall, the Association members have been pleased with the service. CoCal will be directed to submit a maintenance schedule with approximate dates that tasks will be performed. It was moved by Teresa that we accept the CoCal contract for Landscape maintenance. It was seconded by Michael. There were no objections.
- c) Engineer Concrete Report. The Board met with the representative before the meeting. She explained that the company looked at industry standards and developed an objective standard for prioritizing repairs. The rating range from 0-12 with 12 being the highest priority for repair. They recommended obtaining a contractor for repairs to any areas with a grade of 5 and over.
- d) Rough Proposal for Metal molding Installation for Tuck Unders: Ricardo presented a sample of the type of molding that can be added to keep the Flickers from damaging the existing molding. The contractor has quoted \$10,000.00 per building. The Association has 11 buildings that need the protection. This proposal looks good for possible effectiveness but the process is expensive. Decision will be made during the budget process as the Association can move forward in 2015.
- e) No additional items from the Board.

MANAGER'S REPORT:

The report was submitted to the Board.

The meeting was adjourned at 8:42

EXECUTIVE SESSION::

Based on the advice of Counsel ,Vendor for painting will be paid balance for work done in 2011.