

STAPLETON ROWHOME ASSOCIATION, INC.

Monthly Meeting—Westerly Creek School

November 17, 2014

Board Members Present: Teresa Tuschoff, John Fleming, Crystal Perry, Isaac Rodriguez,

Property Manager, Ricardo Lases

Homeowners:

The meeting was called to order by Board President, Teresa Tuschoff at 7: 14 p.m.

HOMEOWNER FORUM:

There were no comments by the Homeowners present.

LANDSCAPE COMMITTEE:

Chairperson Sue Challinor reported that the Committee is meeting tomorrow November 18th at the Fire Station. Carlos from CoCal will be attending this meeting. The Committee is asking Carlos to talk to us about the details of tree replacement and maintenance process of the plantings on 29th Avenue. Some Committee members are not sure if the plants are the right ones as they do not seem to be thriving.

Karen Black has elected to serve on the Landscape Committee. She will be a new addition to the Committee.

APPROVAL OF THE PREVIOUS MINUTES OF 9/2014:

One correction was requested by Teresa to change 25th Place to 25th Avenue. Crystal stated that the change was made prior to this meeting. John moved to approve the minutes. It was seconded by Crystal. The minutes were approved with unanimous aye vote.

REVIEW OF THE FINANCIALS:

Treasurer, Isaac has some questions regarding the Balance sheet and the Income statement. He will converse with the accountant to clarify these questions. Isaac has recommended that the Financials are not approved until after this conversation.

UNFINISHED BUSINESS:

Tree Proposal: Ricardo has requested proposals from CoCal and Mountain High Landscape companies. There has not been a selection of a company to perform the work. The Board will leave this selection up to the Landscape Committee. John Fleming asked for an amount that can be spent. Isaac recommended \$16,000.00 as an amount to be allocated. Isaac moved to have the Landscape Committee not exceed this amount not exceed \$16,000.00 for tree replacement. It was seconded by John Fleming. The vote was unanimous to approve the motion.

Ratification of the Proposal for Metal Molding Installation: RE Roofing has submitted a proposal for performing the work. Their proposal is for \$8919.00/per building that is less than the estimated bid previously. Teresa moved that we accept RE Roofing's bid. It was seconded by Isaac. It was passed by a unanimous vote.

ADDITIONAL ITEMS FOR THE BOARD:

Homeowner requested approval of the color to repaint the balcony repair of her deck. She submitted a sample to the Design Committee. John Fleming, chair of this committee, states that the By-Laws require that the color match the trim on the "tuck under" condo. He has promised the homeowner to assess the sample in comparison to the trim on her building and talk with her after his assessment.

NEWBUSINESS

2014 Financial Audit and Tax Preparation: The documents have been reviewed. It was moved by Isaac to approve the documents aforementioned above. It was seconded by Teresa... The reports were approved by the Board with no objections.

2015 Management Contract: The Board has reviewed the contract. Teresa moved to renew the contract with Weststar Management. It was seconded by Isaac. There was unanimous approval by the Board.

Concrete proposal: The RE Roofing bid was submitted. Ricardo has requested 3 other bids that have not been received at this time. Approval tabled until the other bids are received.

Isaac reported that the reserve study is lower than estimates. It was recommended to the Board that monies be reassigned to next year. The other bids need to be reviewed before this decision is made.

Additional Items for the Board:

Ricardo reports that the soil replacement proposal can be moved to the spring if the budget requires it.

Fence repair for Homeowner at 2493 Xanthia Street: There was a discussion regarding the cost to repair. There are two different estimates. Isaac moved that the Board accept the proposal of the fence repair but not to exceed \$3540.00. The motion was seconded by Teresa. The vote passed with no objections.

The meeting was adjourned at 8:02 PM.

The next Board Meeting is January 12, 2014.