

STAPLETON ROWHOME ASSOCIATION, INC

Semi - Monthly Board Meeting-Firehouse-26 MLK Blvd.

January 12, 2015- Minutes

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

Community Manager, Ricardo Lases

Residents Present: Alex Garbini, Patricia Carroll, Judy Bulow and Tony Webb

The meeting was called to order by Board President, Teresa Tuschoff at 6:34pm.

HOMOWNERS FORUM: Mr. Garbini reports that when the roof was replaced there was an accident. His curio cabinet came apart spilling dishes and more important his deceased wife's urn. His cleaning lady was present at the time of the accident. He has spoken to the supervisor at RE Roofing. He was told by the RE Roofing supervisor that the notice was posted prior to the work requesting that residents remove any items of value. Thus, RE Roofing was not responsible. Mr. Garbini asked "How long will roofers be working on the building where his townhome is located? Answer:: Weather permitting your building should be finished this week. He feels that roofing should not be done in this cold weather. He also wanted to know when the fence would be repaired.

The Board expressed their deepest sympathy for his loss. A check has been written to cover the cost of repair or replacement of the fence. Action from the fence company should be soon.

Homeowner reports that Cocal has begun to fill in the gaps between the concrete stoops and the ground. I believe they will have completed the block between Willow and Central Park Blvd. along 29th Avenue. I can't report on any other areas, as this was the only segment I saw being worked on.

LANDSCAPE COMMITTEE REPORT: Chairperson Sue Challinor sent in the following report that was read during the meeting. It is as follows:

Committee members Crystal and Suzanne met with Carlos Medrano of CoCal on December 11 to do our first walk-about of the properties to inspect all of the trees. It was extremely productive. Carlos offered much insight into the problems and solutions; while he is able to perform many of the services under our contract, there may be necessary steps outside of what we have in the contract. That will have to be clarified once the inspections are completed, and decisions will have to be made, by the Board, as to how those cases will be handled.

We were able to cover approximately one-half of the properties; our next walk-about was scheduled for December 29, but the bitter cold prevented us from meeting. At the meeting on Tuesday, January 13, we will plan on a new, tentative date, weather permitting. We will begin on the brownstone (or tuck-under) homes east of Xenia.

Carlos is very eager to work with us. He has been extremely helpful in guiding us through the needs of our tree population!

As far as the plantings on 29th Avenue go, we will have to wait until spring arrives to indicate the success or lack thereof of those plants. While they appear in a sorry state, Carlos is confident that they will regenerate. Again, the season will tell.

There are clean-ups that will have to wait until all the snow and ice disappear. Many of the trees on our properties hold on to their leaves long into winter, meaning that everyday, with every gust of wind, there is a new pile of leaves to be cleared away. Nothing we can do about that.

Respectfully submitted,

Suzanne

APPROVAL OF PREVIOUS BOARD MEETING MINUTES: Teresa Tuschoff moved that the minutes be approved. A second was made by Isaac Rodriguez. There were no objections thus the minutes were approved.

REVIEW OF CURRENT FINANCIALS: Board Treasurer commented on the classification of the \$50,000.00 from insurance company. He recommends that the line item should be reclassified under repairs and maintenance rather than administrative costs. To be accurate, this money should be under reserves on the balance sheet. Then, the income statement will be correct. Isaac moved to approve the financials this month with the corrections. Crystal seconded the motion. There were no objections. Motion approved.

UNFINISHED BUSINESS:

- CONCRETE PROPOSAL: Ricardo has request a bid from a 4th company who will perform the concrete repairs. PST has the lowest bid. Interstate and Reconstruction are similar in costs. The board will make a decision regarding the concrete repair bid after the 4th contractor bid is received and reviewed.
- The HOA insurance company has not adjusted the premium for the coming year. Ricardo should know by next week.

NEW BUSINESS:

- ELECTION OF OFFICERS: The slate of officers will remain the same with the addition of Karen Gladstone as Member-at-Large.
- ADDITIONAL ITEMS FROM THE BOARD: No additional items at this time.

MANAGER'S REPORT:

- Completed submission of the insurance claims for hail damage. Auto owners were sent checks and the reports from insurers.
- Roof replacements due to hail damage began in November, first phase of Valentia Street has been completed.
- Upload of financials of October, 2014 to website has been completed.
- Community inspection was not done due to weather.
- Gutter cleaning is in process and will be cleaned as the roof replacement is done.
- Molding and Siding replacement for "brown stone" units is in process. Molding will be installed in February for prevent damage to the molding and siding by the Flickers.
- Concrete/soil movements repairs are in process.

CORRESPONDENCE: Damaged shutters on Xanthia have been replaced. A work order has been submitted for repairs of damage Homeowner home on 29th street who had leak.

Board Meeting adjourned at 7:34 pm.

NEXT BOARD MEETING: March 9, 2015