

STAPLETON ROWHOME ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

MARCH 9, 2015

Fire Station 26 -7934 Martin Luther King Blvd.

Board Members Present: John Fleming, Crystal Perry, Isaac Rodriguez, Ricardo Lases, Community Manager

Owners Present: Pat Carrol, Janine Harmon, Suzanne Challinor and Jason Freeman.

Call to order: 6:30pm by John Fleming.

HOMEOWNERS' FORUM: Homeowner reports that there are several light bulbs needed and fixtures are broken on some units. The walkway has dimmed lighting because of this. Ricardo will see that the bulbs are replaced. Regarding the fixture, they will be replaced after the painting of the building is complete. Homeowner also reports that the painters have painted some of the bricked areas green. Ricardo will inspect and report findings to the Board.

LANDSCAPE COMMITTEE REPORT: Suzanne, Committee Chairperson, reports that Carlos, of CoCal, is attending the committee meetings. He will make the decision regarding the type of trees to be replanted. There are also other issues regarding trees separate from replacement. These issues are pruning, trimming of trees over 8 ft. and these issues are not part of the landscape maintenance contract. Soil has been replaced on 29th Avenue where needed. However, there are areas where the soil is receding.

Ricardo will follow up with CoCal and report findings to the Board.

APPROVAL OF PREVIOUS MINUTES: Isaac Rodriguez moved that the minutes be approved. John Fleming seconded. Minutes of previous meeting approved with no objections.

REVIEW OF CURRENT FINANCIALS: Isaac reports that the financials are in order. One minor change in the balance sheet needs to be made. He will speak to accountant regarding the change. It was moved by Isaac to accept the financial report with the change to the balance sheet. It was seconded by Crystal Perry. The vote was unanimous to accept the report.

UNFINISHED BUSINESS: Ricardo has received 5 bids for concrete repair. There are major differences in costs ranging from low 17's to 100's thousand dollars. After much discussion, Ricardo recommended that we have the Engineer review the bids to see if the contractor bids are within the guidelines as recommended in the initial Engineer's report. The Board recommended that Ricardo talk with the Engineer about these bids ASAP.

ADDITIONAL ITEMS: Flicker damage repair has not started. Ricardo and the Board are waiting for a final price from RE Construction. Once it is received, Ricardo will contact Board and the Board will approve or disapprove by electronic vote.

Homeowner reports that there is residual roofing material in some gutters and would like for this problem to be addressed before the final inspection.

NEW BUSINESS: The present insurance company is no longer doing business in Colorado. Thus, Ricardo has obtained bids from 6 other companies doing business in Colorado. The Board received the cost and coverage

proposals. The Board has reviewed the proposals and wants further study before making a decision. The higher premium is primarily the deduction for the Wind and Hail rider. Ricardo recommends that the Board make a decision by next week as to what company to use. The Board will vote electronically. Ricardo presented a plan to do a "buy down" to lower the premium. After some discussion, Isaac moved that the Board reject the "buy down". It was seconded by Crystal. The motion was carried by a 2 to 1 vote.

MANAGER'S REPORT: Roof replacement has been completed for all units except one unit on Valentia Street who has a separate contractor to remove solar panels so RE can do the roof replacement.

Gutter cleaning was done as a part of the roofing replacement. However, in light of the info shared by homeowner during this meeting, Ricardo will follow up with RE Roofing.

A work order has been issued for the small crack in siding at 2932 Uinta.

Frozen Gutters reported by homes on 29th. Work orders issued once RE inspects and ice thaws.

The fence will be replaced at 2497 Xanthia on 3/10/15.

Meeting adjourned at 8:04 pm.

Next Board Meeting: May 11, 2015