

STAPLETON ROWHOMES ASSOCIATION

Bi-monthly Board Meeting

JULY 27, 2015

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

Also Present: Property Manager: Ricardo Lases

Homeowners Present: Dennis and Maureen Shary, Suzanne Challinor, BJ & Ernie Diller, Kathy Police, Tom Anderson and Tracy Dixon, Mark and Tracy Schwartz, Melinda and Dana Elkind, Mark Reider, J. Harmon, Derrick and Genina Taylor, Luis Duarte, Madelin Adames, and others without sign in.

CoCal owner and Field supervisor present.

The meeting was called to order at 6:30 pm.

Homeowners' Forum

HO had a snake problem. The wildlife inspector came and inspected her property as well as other properties in the community. No other wild life found. A contractor made recommendations that will be done to avoid any other wildlife making a home there.

HO of 8181 who had electrical problems presented the events his case to the Board. HO would like to see the Matrix as written to be changed. The process and problems with changing a legal document was explained by the Board President.

HO at 2964 notified the board that trees in grassy area between the street and the sidewalks are dying. Problem referred to Landscape committee and CoCal to investigate and report back to the Board.

HO at 2956 and 2966 report that when it rains they have water entering under the door. Their hardwood floors have buckled. They believe it is due to a "design flaw". They have fixed their floors several times. It appears that other people have the same problem. Ricardo will have RE Contractor assess what needs to be done and report back to the Board.

Landscape Committee Report:

Report by Suzanne Challinor. The Boxwood plants on 29th Avenue were pruned but the pruning appears not carefully performed. There are several dead plants that were part of the new sidewalk plantings last year, are dead and left in the ground. The report also states that the maintenance of the irrigation system has not been done according to the matrix.

Carlos of CoCal rebutted the report stating that the Boxwoods were stressed by the bad weather. He further stated that the scheduled tasks have been performed by CoCal.

The board requested that CoCal give a report to the HOA Manager when scheduled tasks are done.

Approval of Previous Minutes

It was moved by the Board Secretary, Crystal Perry to approve the minutes. John Fleming seconded. The minutes were approved with no corrections or additions.

Review of Current Financials

Board Treasurer, Isaac Rodriguez reported that there are some problems with the accounting and he supports some changes. The changes are not material changes and approval can be done. Isaac moved

that the Board approve the June 2015 financials. The motion was seconded by John Fleming. Approval of June 2015 financials passed with no additions or changes.

Unfinished Business

- John Fleming recommended that the board accept the draft of the financial 2014 audit by Compton. Isaac moved to approve and accept. Teresa seconded.
- Tree pruning: The Arborist submitted a proposal for pruning trees in the winter. Teresa moved that the Board accept the proposal. The moved was seconded by John Fleming. No objections noted.
- Ratification of Concrete repairs was approved by the Board via e-mails.
- Update to Design Guidelines: It was moved John Fleming that the Board approve the changes submitted. It was seconded by Teresa and approved by all.
- Additional Items From board: Board member, Karen, asked if HO can place satellite dish on deck in public view. It is legal and Board has no rights to request removal.

New Business

- Isaac recommends moving the WCF to the Operating Fund. Isaac moved to do the aforementioned and was seconded by Teresa. Vote approved by all.
- The HOA has a \$50,000.00 insurance deductible The Board ratified moving this amount from Reserves. Ratification approved with a move by John Fleming and seconded by Teresa. The vote is unanimous.
- Ratification of 2015 painting of buildings in HOA: proposal approved via e-mail.
- Draft of Insurance Letter:
A draft of letter regarding recommendation that Homeowners add a HO6 rider to their insurance policy was reviewed. The Board requested a change in language making the letter reflect as an informational letter rather than a recommendation from the Board. Ricardo will edit and the Board will approve after edits and review.
- Bank Transition:
Weststar is moving from Citywide Bank as it is charging Weststar fees. They can no longer offer free lock box to HOA. Weststar is moving to Mutual of Omaha Bank. Our HOA must now make a decision to stay with Citywide Bank or move to another bank. Decision tabled to look other alternatives.
- 2015 Annual Meeting:
The date is tentatively set for November 16, 2015.
- Additional Items from the board:
During the Homeowners Forum, some members requested that the Board look into changing the By Laws. The Board asked Ricardo to review the Matrix and By-Laws to determine if historically, there are been recurring issues around the Matrix and By-laws.

The meeting was adjourned at 9:40 PM.

The next board meeting is scheduled for Sept. 14, 2015

Executive Session: Adjourned at 9:50 pm.