



Stanton Farms Homeowners Association Newsletter

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Dec 12, 2000

STANTON FARMS HOA DECEMBER 2000 MEETING

The Nov. HOA meeting was called to order at 7PM on Monday Dec. 11th. 2000 with Glen, Dale, The Agent Mike, and Don Musich, Recording Sec. Present. Paula was absent.

There were 4 guests present.

Glen reported that some teen agers had gone through the 10507 building and turned off several main breakers last weekend. Glen suggested that home owners put locks on the Main Breaker Box and keep the key in an accessible place for resetting breakers. Glen requested that this be featured in the Association News Letter

Guest Issues:

It was reported that there are several abandoned and unlicensed cars parked in the common area. A list of the vehicles was provided. Motion to have the Agent send copies of Sec. 5 of the Rules and Regulations and violation notices and mark the cars with tow notices was passed. A question about how the snow removal is scheduled. As per contract it is after 3 inches of snow. Another question about the over budget water billing reported last month. The Agent reported that due to a computer program change, there were too many quarters included and that the billing was over budget by \$6572.00 rather

than by \$16,000.00 as reported last month. Some of the excess was due to over usage of maximum use.

A request last month for flood lights on a garage was approved after drawings were submitted and the light is controlled by motion detector.

A request for a fence to keep vehicles from driving on the grass between buildings was read. The Bd. will look into

replacing the fence.

There was a report of barking dogs who are left out all night at 10539. The Bd. directed the Agent to send a violation notice and fine.

There were also reports of doggie doo in several areas in the complex and the Bd.

requested pet owners to clean up after their pets.

The Nov. 2000 minutes were approved.

The Agent reported on his search for information on references to Sky Light

Maintenance. The Covenants Art. 8 Sec. 1, speaks to Windows, Doors and Glass, as not covered under Home Owners Association outside maintenance. The Bd. directed the Agent to include a copy of this Section in the next mailing, and to mention it in the next news letter.

The Financial Statement was reviewed and accepted. It is approximately 3.5% over the 2000 budget.

The Bd. reviewed the invoices and signed the checks.

A letter from an owner, requesting a removal of a fine placed on her for not removing a horse trailer from the complex was read. The Bd. voted to let the fine stand.

The Agent reported that the FEMA problem is still in progress.

The mounting of Satellite Dish in the common areas was brought up and discussed. The Bd. requested that owners call the Agent for Dish Policy before mounting a Satellite Dish. Satellite Dishes mounted in violation of the regulations will be removed. There is a concern that proliferation of Satellite Dishes can cause property values to fall.

The Bd. discussed preliminary work on the 2001 to 2002 budget and instructed the Agent

to prepare the next budget under guidelines discussed.

A bid of approximately \$1,000.00 was received for Snow Removal Lane Signs and it was

reported by the Agent. The Agent was instructed to include a map of the complex with

the sign locations posted in the next mailing. Please call the Agent if any owner has questions or objections.

New Business:

A question on snow and ice removal on the north side of the buildings was raised. The

Agent will discuss the removal of ice and snow and placing sand and salt on problem

areas with our snow removal company.

The next HOA Bd. meeting will be on Monday January 8th

2001 at Lilly Gulch at 7 PM.

The meeting was adjourned at 8:50 PM for the Executive session.

Don Musich Rec. Sec. Denverdon@aol.com 303-904-8487

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