

STANTON FARMS TOWNHOMES
MINUTES
October 12, 2009

Present: Paula Moore, Connie McConnell, Jerry Garfield and Rick Ezell (Agent). Six homeowners were also present.

Owner/Maintenance Issues Discussed Were:

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| 10379-B | Request for Master Insurance Policy. Owner directed to get from HOA insurance agent. She can call the Agent to get the phone number. |
| 10379-B | Request for gutter repairs/drainage repair, gutter detached from building. Agent to address. |
| 10530-C | Request for approval of air conditioner installation. Approved. |
| REMINDER | Owners please remember to disconnect outdoor hoses from spigots so they don't freeze |
| Trash | Complaint about trash and how much landscapers are responsible for cleaning up. A proposal for a "Clean Up Day" where owners could volunteer to clean up our property was suggested. Agent informed Board that we would need an insurance rider in order for this to happen. Agent will check into cost, etc. |
| Ice Buckets | Discussion about which contractor to use for filling ice buckets. Agent will get bids. |
| 10389-B | Complaint regarding railing – Agent still soliciting bids. |
| 10557-E | Complaint regarding handrail – Agent still soliciting bids. |
| 10520-D | Complaint regarding hole, drainage of water – discussed whether repair of the stop/waste unit is complete, and whether can do a temporary fix for hole until stop/waste unit fully repaired-if needed. Agent to check with landscapers re status, and fill hole at least temporarily. |
| Gutters | Agent is still working with gutter contractor for the toppers. |
| 10249-A | Board reviewed bids for drainage problems at these buildings. The |
| 10540-C | Board instructed the Agent to try to rework the bids to try to save money. |

- 10369-D Complaints regarding noise. Agent instructed to send another violation notice and fine.
- 10369-A Complaint re rotten timbers. Agent to investigate.

Landscaping Committee Report: The landscapers damaged a sprinkler head when they were blowing out the sprinkler system. Agent will contact Landscapers to repair. There were discussions regarding what duties next year's landscapers will have, including development of a map of irrigation system. The Landscape Committee will come up with a list to submit during the bidding process. There was also discussion about repairs to the broken controller at 10587 (the possibility of landscapers replacing the wrong controller, and combining two controllers into one larger capacity one, with credit for warranty work from landscapers). The Board requested the Landscaping Committee put together a list of the deficiencies to be submitted to EDI for resolution and/or repairs prior to paying off the contract. Also, the Landscaping Committee was requested to determine which trees on the property need work, and to prioritize those in need of immediate attention.

The minutes for the September 14, 2009 meeting were approved, with a correction of the unit number for 10520-E (should be 10520-D).

The budget and financials were reviewed. It was noted that our insurance and sewer charges are over-budget. The Agent informed the Board that an interest-bearing account had been opened at Key Bank and a transfer of \$50,000 for reserves made. There was discussion regarding signature cards, whether Board was current on the Allied invoices, and need to set forth the \$5,000 contingency for Gutters in the Reserve Account.

The Agent submitted a proposed budget for next year. It was noted that the Reserve Study (which should be forthcoming shortly) would be helpful in developing next year's budget. This matter will be further discussed at the next meeting.

Checks were reviewed and signed. Agent to check with Mirr on an invoice noting a skylight repair (which Association is not responsible for) for 10369-C.

More discussion was had on the snow removal contract. Another bid from ACC was submitted. This decision is tabled until Board has a chance to review new bid.

There was discussion regarding the fact that the Board has no firm record retention policy, and a proposal was made to create a policy. This matter was tabled pending Board review of a new proposal.

There was also a proposal to revise the formatting of our financial statements. This matter was tabled pending Board review of proposed new format.

A discussion was had regarding the formality of meeting resolutions, and a desire for the minutes to reflect the name of a Board member submitting a new resolution and how each Board member votes on each proposal. It was noted that the HOA already has a policy regarding resolutions in our Rules and Regulations, which was drafted by the attorneys, that states: "If any director requests his/her vote in favor or against or his/her abstention be recorded in the minutes, the minutes shall so reflect." [emphasis added] The resolution to have names automatically mentioned in minutes was defeated 2 to 1, as members of the Board have been harassed in the past.

It was requested that there be Committee involvement in the solicitation of bids. Since we only have one committee at this time, and the Landscaping Committee is already involved in soliciting bids, this item is moot at this time.

A proposal to move our meetings to a new location to save money was discussed. Several ideas were put forth. This matter is tabled for further research.

The Board adjourned to Executive Session where delinquent accounts were reviewed, along with the violation summary, homeowner correspondence and AMA.

The next meeting is scheduled for Monday, November 9, 2009, at 7:00 p.m. The meeting will be held at The Ridge Foothills Recreation Center, 6613 South Ward Street. Please call the Agent in advance if you wish to be placed on the agenda. The Board has time constraints for conducting meeting business (we only have the meeting room for 2 hours); speakers may be limited in discussion time.

With there being no further business, the meeting was adjourned at 10:00 p.m.

Respectfully submitted,
Connie McConnell

The minutes may be distributed prior to Board approval.