

STANTON FARMS TOWNHOMES ASSOCIATION, INC.
BOARD MEETING MINUTES
OCTOBER 11, 2010

Jerry Garfield, President, called the Board Meeting of the Stanton Farms Townhomes Association, Inc. to order at 7:02 p.m. at the Lilley Gulch Recreation Center. Board members present were: Jerry Garfield, President, and Darlene Enger, Vice President Assistant Secretary/Treasurer. Board members absent: None. Charlene Sprehe represented Professional Management Associates, Inc. (PMA). Homeowners/residents present were: Mary Garfield, Diane Suchomel, Gail Andrews, Sam Barlau, Cathy Bowen, Gary Bowen, Theodora Luyten, Mary Lou Perry, Ozzie Perry, Deborah Chouinard, Clarire Stahmer, Randy Miles, Sandra Hunsicker, Mary Reeves, and Paula Moore.

GUEST SPEAKER: Rick Langley with Western Maintenance & Construction explained the difference between ice melt and ice slicer. Rick noted either product would show tracks inside of a home, as there is salt in both products. Rick stated buckets of ice melt or ice slicer would be provided at mail kiosks for residents' use. Rick noted homeowners should shovel out to the white line of their unit. Rick explained how and when snow would be plowed. Rick noted he would be on-site to look at three cracks in the valley pan near 507D. Rick noted the Board would install reflectors and stakes.

HOMEOWNER INPUT:

Jerry noted per the legal documents personal attacks are not allowed during homeowner input.

Mary explained the use of her clipboard while walking around the community is to log in landscape items. She stated if a homeowner has issues to contact PMA or come to Board Meetings.

Diane stated the Board Meeting Minutes should be put out like the last Board had done. The Board noted they would take this suggestion under advisement.

Sam stated there is fill dirt in a parking space and asked when it would be removed? The Board discussed the fill dirt and stated it would be moved by the end of the month. The Board requested if anyone has access to a pick-up truck to assist with dirt removal, to inform the Board.

Randy asked when the trash should be put out and taken in? The Board noted trash is to be out no sooner than the evening before and taken in the night of trash pick-up. Randy inquired about air conditioning units still in windows. The Board noted they would send a friendly reminder letter regarding the removal of the air conditioning units. Randy asked what constitutes a non-occupied vehicle? The Board noted they would review the Parking Committee Report. The Board noted 189 units do not have access to 189 parking spaces in the complex, but rather 1 space in their garage.

HOMEOWNER HEARINGS: None.

APPROVAL OF MINUTES:

Jerry moved to approve the September 13, 2010 Board Meeting Minutes. Darlene seconded. The motion was approved unanimously.

The Board tabled approving the September 9 2010 Special Meeting Minutes until further research is completed. This is noted above as well.

COMMITTEE REPORTS:

Landscaping: Mary Garfield read the report, which is attached to these minutes.

Newsletter: Mary noted she had extra copies of the newsletter if any one in attendance would like a copy

FINANCIALS AND DELINQUENT ACCOUNTS: Jerry moved to accept the September 2010 financials. Darlene seconded. The motion was approved unanimously.

OLD BUSINESS:

Invest for Long Term: Jerry noted he and Darlene met with Gene at RBC Wealth Management to look at investing Reserve funds long-term. Jerry noted the HOA is not in a position to take advantage of Gene's services. Jerry stated the Board hopes next March the Reserves will be in a position for long-term investments.

OLD BUSINESS CONTINUED:

Snow Signs: The Board directed PMA to order four reflective Snow Zone signs from Signs by Tomorrow.

NEW BUSINESS:

Review Homeowner Correspondence: None.

2011 Proposed Budget: Jerry stated the Board would make changes to Maintenance Items.

2011 PMA Contract: Darlene moved to accept PMA's renewal contract. Jerry seconded. The motion was approved unanimously.

Randy noted it was easy to get a hold of PMA staff and stated calls were returned. Randy thanked PMA and noted they were better than AMA

2011 Snow Removal Contract: Jerry moved to accept the Western Maintenance & Construction snow removal contract. Darlene seconded. The motion was approved unanimously.

Diane asked if snow removal equipment would be stored on site? Jerry noted a Bobcat would sit at the end of a lane.

The Board discussed gutter cleaning and stated gutters would be cleaned next month.

2011 Painting Bids: The Board noted a contractor was seen on site with a clipboard. The Board stated the repair and painting cycle would begin next year.

Security Cameras: The Board directed PMA to obtain bids to install security cameras on the property.

Fidelity Insurance: Jerry moved to reinstate \$100,000 fidelity insurance. Darlene seconded. The motion was approved unanimously. The Board directed PMA to obtain insurance from Jack Downing.

Mary noted she has a map of the columnar and global junipers. Mary stated the map indicates the north side is dense with junipers; while the south side is not as dense. Mary noted homeowners might review the map to see the number of junipers identified.

Jerry noted the Board would come up with long term plans to address all the items that need to be completed. He stated there is a five-phase plan on driveways; a seven-year phase of painting; and a five to ten year plan on landscaping.

Jerry noted the Board would appoint another Board Member.

Jerry noted the Board would go into Executive Session at 8:46 to discuss the delinquency accounts

The Board reconvened out of Executive Session at 8:55 P.M.

There being no further business Jerry moved to adjourn the meeting at 9:05 p.m. Darlene seconded. The motion was approved unanimously.