

STANTON FARMS TOWNHOMES ASSOCIATION, INC.
BOARD MEETING MINUTES
MAY 9, 2011

Jerry Garfield, President, called the Board Meeting of the Stanton Farms Townhomes Association, Inc. to order at 7:00 p.m. at the Lilley Gulch Recreation Center. Board members present were: Jerry Garfield, President, Darlene Enger, Vice President Assistant Secretary/Treasurer, and Stuart Bailey, Treasurer/Secretary. Charlene Sprehe represented Professional Management Associates, Inc. (PMA). Homeowners/residents present were: Mary Garfield, Diane Suchomel, Randy Miles, Kelly Sosiewicz, Richard Sosiewicz, Gailard Nelson, , Delores Greasen, David Bender, Paula Moore, Gary Bowen, Cathy Bowen, Debbie Remley, Donna Richey, Victoria Markoe, Dawn Lipstreu, Ozzie Perry, May Lou Perry, Claire Stahmer and Mary Reeves.

HOMEOWNER INPUT: Diane asked how does the Denver Water rebate show on the HOA's financials. The Board noted the rebate is posted to water expense line item. Diane asked if it would be used to improve the efficiency of the irrigation system? The Board and homeowners discussed unsupervised children playing in the streets, hiding under vehicles, throwing rocks into window wells. Jerry noted there is a park on the south side and a park on the north side of the community and information would be in the next Newsletter. The Board directed homeowners to contact PMA with violations. The Board discussed ground stakes for dogs and noted the Rules and Regulations do not disallow this. The Board noted they would review the Rules and Regulations later this year. David noted he experienced leaking from his roof and hopes the new contractor would do the work correctly this time. Jerry asked Paula where PMA would look for the warranty documents for the last project. Paula noted she is not sure where to look however would check her files. Paula stated Ideal was the contractor hired to paint and repair the last time. Paula discussed the change in policy noted in the Newsletter article for "opt in" rather than "opt out" delivery of the Columbine Courier. Paula requested changes be discussed in an open forum. Jerry noted the Columbine Courier is an unsolicited weekly newspaper. Gary asked the Board if they knew who planted the willow trees in Bowen's Tract C north of 1069C and requested the willow trees be removed tomorrow and noted they are invasive. Randy noted vehicles parking in the red painted areas and asked are in-home business allowed? The Board noted they are working on the Parking Committee recommendations and Fire Lane signs need to be installed. The Board stated as soon as the Fire Lane signs are installed Jefferson County Sheriff's Department and West Metro Fire Department will ticket vehicles. West Metro Fire Department requires 26 feet of clearance. The Board discussed in-home businesses. A homeowner noted a toilet in front of 1032.

APPROVAL OF MINUTES:

Jerry moved to approve the April 11, 2011 Board Meeting Minutes. Stuart seconded. The motion was approved unanimously.

COMMITTEE REPORTS:

Landscaping: Mary read the May 2011 Landscape Report and noted she had extra "Plant-It-Forward" Beautification Contest Applications if homeowners present wanted one. Mary explained head-to-head sprinkler coverage and why the sprinklers are overshooting the grass area at the south side of 10507D. The Board noted they would look at a rock area missing a plant at 10239B.

Newsletter: Mary stated she had several conversations with Michael Stands at Columbine Courier and noted his Do Not Deliver list had addresses not in Stanton Farms. Mary noted Michael requested assistance in the delivery of the Columbine Courier. Mary read an email from Michael Stands at Columbine Courier.

FINANCIALS AND DELINQUENT ACCOUNTS: Jerry moved to accept the April 2011 Financials. Stuart seconded. The motion was approved unanimously.

OLD BUSINESS:

Investment of Reserve Savings Account: Jerry moved to increase the monthly Reserves deposit to \$14,000 a month. Stuart seconded. The motion was approved unanimously.

NEW BUSINESS:

National Night Out/Neighborhood Watch Event: Diane volunteered to head up the National Night Out event. The Board directed Diane to get in touch with the Jefferson County Sheriff's Department and West Metro Fire Department for their participation.

Rules Violation Fines Increase: Jerry moved effective June 1st to increase the amount of fines associated with violations to the following: from \$25 to \$50, from \$50 to \$75 and from \$100 to \$150. Darlene seconded. The motion was approved unanimously.

Homeowner Correspondence: The Board discussed information not included in the January 2011 Board Meeting Minutes and reiterated the information would not be added to the Newsletter or Board Meeting Minutes. The Board noted they would review rotten wood at 10239B possibly allowing water to leak into the unit. The Board reviewed a request from 10329A to replace shrubs along the east side of the 10339 building and decided not to undertake the work at this time. The Board noted they would remove a tree, backfill the area, and then replace the driveway at 10450B before replacing a shrub. The Board approved a DRC request at 10349E for central a/c and repairing skylights. The Board asked for further information on the fence request at 10349E. The

Board approved removing juniper bushes, a dead shrub trunk and adding backfill dirt at 10279C. The Board asked for further information on the plat map accompanying a DRC request from 10450C.

The Board directed PMA to mail the approved March 8, 2010 Annual Meeting Minutes with the next statement. The Board noted the only change is the wording of "opinions" to "report".

Other New Business: Jerry stated concrete and paint /repair work is scheduled to start the week of May 16th. On the south side there is a valley pan that will be repaired, which runs from the southwest cul-de-sac to the southeast cul-de-sac. Jerry noted this would take approximately 5 days. The Board will put door hangers on those units affected. Jerry noted last year Western Maintenance did 4 cul-de-sacs in two weeks. Jerry noted Alpine Waste did a great job with the smaller trucks on their first day at Stanton Farms.

The Board directed PMA to look at solar panels and HOA's ability to approve or deny.

Jerry noted the Board would go into Executive Session at 9:00 p.m. to discuss the delinquency accounts

The Board reconvened out of Executive Session at 9:15 p.m.

There being no further business Jerry moved to adjourn the meeting at 9:20 p.m. Darlene seconded. The motion was approved unanimously.