

STANTON FARMS TOWNHOMES ASSOCIATION, INC.  
BOARD MEETING MINUTES  
JUNE 13, 2011

Jerry Garfield, President, called the Board Meeting of the Stanton Farms Townhomes Association, Inc. to order at 7:03 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. Jeff Kutzer and Chris Nelson represented Professional Management Associates, Inc. (PMA). Homeowners/residents present were: Mary Garfield, Diane Suchomel, Paula Moore, Cathy Bowen, Ozzie Perry, May Lou Perry, Claire Stahmer and Mary Reeves, Deb Chouinard, Bob Wilbraham, Henrietta Wilbraham, Connie McConnell, Merrill Carter, Elaine Harris, Linda Lancaster, S. Sands, Sherry McManus, Rae Ann Davis, Dale Kestel. Guest speakers in attendance were Gene West from RBC Wealth Management, Rick Langley and Jim Fig from Western Maintenance.

**INTRODUCTION:** Chris Nelson, new Community Manager from PMA.

**GUEST SPEAKERS:** Gene West from RBC Wealth Management discussed the Investment Policy from the Board, Reserve Account and the IRS guidelines involved with Reserve Accounts. Rick Langley, with input from Jim Fig, from Western Maintenance updated the community on repairs. Garage door replacements by homeowners prior to painting were discussed. Western Maintenance can get homeowners a good deal. Flyers have been distributed with the contact information. The 7-year cycle schedule of painting was discussed. Rick indicated the Board asked his company, as the professionals, to determine what buildings should be done and when. Rick noted there have been significant roofing problems found, and a report will be submitted to the Board.

**HOMEOWNER INPUT:** Diane Suchomel asked if the Board had a response to her concern about a downspout extension. The Board noted that it will be long enough to not allow splash back, or for the water to go backwards. The timeframe would be before the time things begin to freeze, but not immediately because the community is working on higher priority items at the moment. Connie McConnell asked the Board for an update concerning her roof leak. The Board noted that they wanted to see if there was a roofing warranty to pursue first. Temporary measures will be taken and the Board will work with Western on a resolution.

**APPROVAL OF MINUTES:**

Jerry moved to approve the May 9, 2011 Board Meeting Minutes. Stuart seconded. The motion was approved unanimously.

**COMMITTEE REPORTS:**

**Landscaping:** Mary read the June 2011 Landscape Report. Please see the attached report.

**Newsletter:** July issue will be next.

**FINANCIALS AND DELINQUENT ACCOUNTS:** Jerry moved to accept the May 2011 Financial Statements and Delinquent Accounts. Stuart seconded. The motion was approved unanimously.

**OLD BUSINESS:**

**Parking Rules Revision:** Jerry motioned that a line should be stricken from the Rules and Regulations concerning parking. The line is as follows: Vehicles may be parked in front of an owner's garage only if the driveway apron is long enough to accommodate the vehicle. Darlene moved to amend the Rules and Regulations by striking this line. Stuart seconded. The motion was approved unanimously. STANTON

**NEW BUSINESS:**

**Violation fines for moving barriers or driving on uncured concrete:** Jerry discussed homeowners moved cones and drove on uncured concrete, which damages and shortens the life of the new concrete. The Board agreed to look at this issue in the future, and tabled action

**In-Home Businesses:** The Board has reviewed the Jefferson County Home Occupations requirements. Concerns are mainly with parking and traffic. The Board will continue their research.

**Shed Permit:** The Board noted they found that Tuff Shed should have pulled the permit. Because of this error, the permit cost was higher, but the permit has been issued now.

**Sidewalk Along Fair Avenue:** Stuart reported that, behind units 507 and 517, no sidewalk was installed along W. Fair. This is a liability for the community because kids waiting for the bus are tending to wait on the street. The Board has gotten the community on the County's planning list. Stuart is following up to see where the community is on that list.

**Other New Business:** The Board noted that every sewer repair project this year was due to cottonwood tree roots. Two trees had to be removed this year. The Board stated that if a driveway needs to undergo repair due to damage caused by cottonwood tree roots, that tree would be removed before repair work is to begin. A handful of young trees had been planted. The Board also noted irrigation leak repairs were also due to tree roots. The Board discussed homeowners tethering dogs in common areas and preventing contractors from reaching areas that need to be worked on. The Board discussed drainage issues. A geologist from Jefferson County reviewed drainage concerns. The geologist had no issues with current concrete work being done

Jerry noted the Board would go into Executive Session at 8:20 p.m. to discuss the delinquency accounts and Tract "C."

The Board reconvened out of Executive Session at 8:55 p.m.

The Board approved waiving half of the fee for the account discussed.

Jerry motioned that the Board approve OCHR to draft a letter to Gary Bowen with a counteroffer and mail it. Stuart seconded. The motion was approved unanimously.

There being no further business Jerry moved to adjourn the meeting at 9:03 p.m. Darlene seconded. The motion was approved unanimously.