

STANTON FARMS TOWNHOMES ASSOCIATION, INC.
BOARD MEETING MINUTES
JULY 11, 2011

Jerry Garfield, President, called the Board Meeting of the Stanton Farms Townhomes Association, Inc. to order at 7:04 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, Deb Chouinard, Ozzie Perry, Mary Lou Perry, Sherry McManus, Mary Reeves, Claire Stahmer, Merrill Carter, Elaine Carter, Wendell Mercer, and Delores Creason.

GUEST SPEAKERS: None.

HOMEOWNER INPUT: Deb Chouinard commented about dues for the HOA being too high, specifically the late fees, and wanted the fees to be put to a community vote. Jerry stated this would be addressed in a meeting in the future. Jerry thanked Chris Nelson for the extra effort PMA has put in during construction, as well as Desiree Stark for her efforts on delinquent accounts.

APPROVAL OF MINUTES:

Jerry moved to approve the June 13, 2011 Board Meeting Minutes. Stuart seconded. The motion was approved unanimously.

COMMITTEE REPORTS:

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

Newsletter: August issue will be next.

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

OLD 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 and voids any warranty on the work. Jerry motioned that a \$1,000 fine be issued for those caught moving cones and driving on uncured concrete. Stuart seconded. The Board tabled action on the motion to allow for discussion.

In-Home Businesses: The Board read the Jefferson County Home Occupations requirements, amended to fit Stanton Farms' needs. Concerns are mainly with parking and traffic. The Board tabled action on this issue to give time to finalize the language of the document.

Report on Repair/Paint Progress: Stuart gave an update of the repair work and painting that has been done in the community. The South side work is completed, and several buildings on the North side are being worked on.

NEW BUSINESS:

2010 Audit: The audit for 2010 is completed, and Michelle is invited to the meeting next month to discuss it with the homeowners.

Snow Removal: Western Maintenance is holding their prices from last year for this year's snow removal. Jerry motioned to stay with Western Maintenance for this year's snow removal.

Other New Business: The Board discussed the fact that the budget will be worked on in August with a goal to finalize it in September. The Board has determined there is enough money in the budget for this year to finish the work that is needed on building 279. Stuart gave an update on the needed sidewalk along Fair Avenue, specifically that the association is on the county's list and will most likely be done next year. Jerry discussed the need for homeowners to be honest when reporting property damage or roof leaks as to the number of times they have reported the issue, and how many times someone has been out there to repair it. Jeff discussed the Alpine Waste trucks are lighter than most competitors because of the type of fuel they use allow for smaller fuel tanks.

Jerry noted the Board would go into Executive Session at 7:56 p.m. to discuss the delinquency accounts and Tract "C."

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

The Board denied waiving the fee for one of the accounts discussed, and approved for another account discussed. The Board would like removal of deck to be part of the condition of sale for 537C.

There being no further business Jerry moved to adjourn the meeting at 8:45 p.m. Darlene seconded. The motion was approved unanimously.