

STANTON FARMS TOWNHOMES ASSOCIATION, INC.
BOARD MEETING MINUTES
OCTOBER 10, 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. Chris Nelson represented Professional Management Associates, Inc. (PMA). Homeowners/residents present were: Mary Garfield, Diane Suchomel, Paula Moore, Merrill Carter, Elaine Carter, Dennis Lewardowski, Claire Stahmer, Audrey Sherrod, Rae Ann Davis, Dawn Lipstreu, Mary Lou Perry, Ozzie Perry and Glen Preston.

HOMEOWNER INPUT: None.

HOMEOWNER HEARINGS: None.

APPROVAL OF MINUTES:

Stuart moved to approve the September 12, 2011 Board Meeting Minutes. Darlene seconded. The motion was approved unanimously.

COMMITTEE REPORTS:

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

Newsletter: None.

FINANCIALS AND DELINQUENT ACCOUNTS: Darlene moved to accept the September 2011 Financial Statements and Delinquent Accounts (4 @ \$10,600 approximately). Stuart seconded. The motion was approved unanimously.

OLD BUSINESS:

2004/2005 Hail Damage and Roof Repair: Chris Nelson presented PMA's efforts to find information about the roof repair work that began in 2004 and lead into 2005, along with details on how insurance companies assess roof damage for a claim.

NEW BUSINESS:

Window Air Conditioners: The Board noted that window air conditioners must come down in the month of September, unless a homeowner presents a doctor's note stating the air conditioner is necessary for medical reasons.

Stored Vehicles: Merrill Carter submitted an addendum to the current parking and vehicles rules to the Board for their review and possible inclusion. The Board stated that enforcement of the parking and stored vehicle rules for the Association will continue.

2012 Proposed Budget: Jerry moved to approve the 2012 Proposed Budget. Stuart seconded. The Board noted this budget would include a 7% increase in dues, which would amount to \$12 per home per month increase in dues starting January 1, 2012. The motion was approved unanimously.

2011 Audit Contract: Jerry moved to approve the 2011 Audit and Tax Preparation Contract with Michele Giometti CPA. Stuart seconded. The motion was approved unanimously.

Snow Removal Contract: Jerry motioned to approve the Western Maintenance and Construction Snow Removal Contract for this season's service. Stuart seconded. The Board noted that Western Maintenance and Construction crews would come into the Association to plow when it reaches 4 inches, at their discretion. The motion was approved unanimously.

The Management Trust – PMA 3 Year Contract: Jerry moved to approve the submitted three year contract from The Management Trust – PMA Colorado Division. Darlene seconded. The motion was approved unanimously.

Other New Business: Audrey Sherrod asked about when the trash service vendor picks up trash on the pick-up day. Paula Moore asked about what the General Office Expense and the Legal Fees line items entail on the Income Statement.

Jerry noted the Board would go into Executive Session at 8:10 p.m. to discuss delinquency accounts.

The Board reconvened out of Executive Session at 8:50 p.m.

The Board to accept a 2 week waiting period to receive payment for the account discussed.

There being no further business Jerry moved to adjourn the meeting at 8:51 p.m. Stuart seconded. The motion was approved unanimously.