

STANTON FARMS TOWNHOMES ASSOCIATION, INC.
BOARD MEETING MINUTES
JANUARY 9, 2012

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 The Management Trust – PMA Colorado Division (TMT-PMA). Homeowners/residents present were: Mary Garfield, Diane Suchomel, Claire Stahmer, Paula Moore, Merrill Carter, Elaine Carter, Dennis Lewardowski, Shery McManus, Janet Gradowski, Rae Ann Davis, Dawn Lipstreu and Susan Sands.

GUEST SPEAKER: Jason Van Meter from Western Maintenance and Construction discussed the causes of ice damming with the homeowners.

HOMEOWNER INPUT: The Board discussed with homeowners posting the agenda for meetings on the website, ice in the parking lot areas, refilling of the salt buckets, the process of taking minutes for a Board meeting, TMT-PMA's policy on returning phone calls or emails and homeowners not shoveling snow at their units.

HOMEOWNER HEARINGS: None.

APPROVAL OF MINUTES:

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

COMMITTEE REPORTS:

Landscaping: None.

Newsletter: None.

FINANCIALS AND DELINQUENT ACCOUNTS:

Jerry moved to accept the December 2011 Financial Statements and Delinquent Accounts (4 @ \$12,000 approximately). Stuart seconded. The motion was approved unanimously.

OLD BUSINESS:

Other Old Business:

Landscape Contract for 2012 - Jerry moved to approve the Pancho's Landscaping contract for 2012 landscaping service. Stuart seconded. The motion was approved unanimously.

NEW BUSINESS:

Other New Business:

The Board noted they would like to invite Pat Wilderotter to the meeting in April to review insurance coverage. The Board discussed pet droppings in the community and the fact that tree trimming has begun.

Jerry noted the Board would go into Executive Session at 8:11 p.m. to discuss delinquency accounts.

The Board reconvened out of Executive Session at 9:10 p.m.

The Board decided to table waiving the late fee for one of the accounts discussed and to waive a violation fee for one of the accounts discussed.

There being no further business Jerry moved to adjourn the meeting at 9:11 p.m. Stuart seconded. The motion was approved unanimously.