

STANTON FARMS TOWNHOMES ASSOCIATION, INC.

BOARD MEETING MINUTES

JUNE 11, 2012

LILLY GULCH RECREATION CENTER

7:00 PM

Board Members in Attendance: Gerald (Jerry) Garfield, President, Darlene Enger, Vice President, Assistant Secretary/Treasurer, and Stuart Bailey, Secretary/Treasurer

Management in Attendance: Melissa Muniz, CMCA®, Community Manager - The Management Trust – PMA Colorado Division (TMT-PMA).

Homeowners in Attendance: Diane Suchomel, Randy Miles, Dolores Creason, Gailard and Margie Nelson, Joe Seefried, Claire Stahmer, Audrey Sherrod, Paula Moore, Juanita Lewis, Sherry McManus, Mary Garfield, Dawn Lipstreu, Lynette Kraft, and Linda and Steve Lancaster

CALL TO ORDER:

Jerry Garfield, President, called the Board Meeting of the Stanton Farms Townhomes Association, Inc. to order at 7:02 p.m.

HOMEOWNER INPUT:

Joe Seefried discussed an explosive device found outside of his unit 10400 W. Fair Avenue, Unit B. Joe described the bottle bomb and what to look for and asked homeowners to contact the police if they thought they also found something similar and asked that they not handle or touch anything suspicious. Other items discussed were the recent hail storm and damage, request for security lighting and fencing, children riding scooters in the drainage area and cross traffic areas, no parking signs, painting of exterior door without homeowner knowledge, common area behind unit 10460#B, irrigation system in common area and landscape plans for changes/upgrades, costs for potential landscape changes and upgrades, skylights and if owner or association responsibility, leak in irrigation system and no gate to access yard behind fence, and a request that the Architectural Committee and the Board of Directors do not approve homeowner fences without gates moving forward. A homeowner would like the contact information for Western Maintenance and Construction so they can obtain a proposal from them. A statement was read from Merrill Carter regarding the passing of Ozzie Perry and the purchase of a bench with a memorial plaque to be installed on tract L which belongs to the association. The cost for the bench, plaque, concrete pad and installation will be paid for with funds collected and will not be at the cost of the association. The maintenance of the bench once installed will be the association's responsibility.

*Jerry Garfield made a motion to accept the proposal and the location of the memorial bench. Stuart Bailey seconded the motion. Motion passed unanimously.*

HOMEOWNER HEARINGS:

None

APPROVAL OF MINUTES:

*Jerry Garfield made a motion to approve the May 14, 2012 Board Meeting Minutes. Darlene Enger seconded the motion. Motion passed unanimously*

APPROVAL OF FINANCIALS:

*Jerry Garfield made a motion to approve the May 2012 Financials. Stuart Bailey seconded the motion. Motion passed unanimously. Jerry noted there were 5 delinquent accounts at a total of approximately \$14,500.*

COMMITTEE REPORTS:

- A. **Landscaping** - Mary Garfield read the June 2012 Landscaping Committee report.
- B. **Newsletter** - Mary Garfield noted the newsletter will be going out to all of the homeowners.

OLD BUSINESS:

- A. **Towing Companies** - Item tabled until the next meeting to allow Melissa Muniz to research more towing companies.
- B. **Caution – Icy Conditions Signs** – Discussion took place regarding purchasing signs to caution drivers within the community. Discussion also took place regarding the snow plowing within the community. The cost of the signs will be roughly \$16.00 per sign.

*Jerry Garfield made a motion to purchase 4 signs at the entrances. Stuart Bailey seconded the motion. Motion passed unanimously.*

NEW BUSINESS:

**Other New Business:**

Jerry Garfield gave an update on the work going on in the community. Work is being done in the SE section of the community currently. The Board stated they are hoping to go to another building if the funds are available to proceed. There are currently 7 companies that are working within the community doing various jobs. The Board asked that homeowners not ask vendors to do work. A new concrete pan was put in and 2 people drove over it. The concrete takes about 5 days to cure and the homeowners who drove over it are responsible for the damage. Jerry also stated where painting over rotten wood was completed and now the paint is peeling. The hail clogged the rain gutters last week and window wells need to be backfilled and collars at almost every building.

Paula Moore stated that lights were placed to light the park and bridge.

Jerry noted the Board would go into Executive Session at 8:12 p.m. to discuss delinquency accounts, lack of homeowner maintenance and homeowner correspondence.

The Board reconvened out of Executive Session at 8:44 p.m. The Board approved asking Candyce Cavanagh to amend the letter written by her office on behalf of the Board to one of the accounts. Discussion took place regarding violations, fines and responses.

There being no further business Jerry moved to adjourn the meeting at 8:45 p.m.

Respectfully Submitted,



Melissa Muniz, CMCA ®