

**STANTON FARMS TOWNHOMES ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**FEBRUARY 11, 2013**  
**LILLY GULCH RECREATION CENTER**  
**7:00 PM**

Board Members in Attendance: Gerald (Jerry) Garfield, President and Sherry McManus Secretary/Treasurer. Board Member absent: Darlene Enger Secretary/ Treasurer.

Management in Attendance: Debra Troppman- The Management Trust – PMA Colorado Division (TMT-PMA).

Homeowners in Attendance: Diane Suchomel, Mary Garfield, Dolores Creason, Claire Stahmer and Merrill and Elaine Carter.

GUEST SPEAKERS: Alyssa Quinn and Scott Morris from SW Metro Water and Sanitation District provided a presentation on the services and financial information relative to the district. The presentation was from 7:05 to 7:55 pm

**CALL TO ORDER:**

Jerry Garfield called the Board Meeting of the Stanton Farms Townhomes Association to order at 7:58 p.m.

**HOMEOWNER INPUT:**

Homeowner inquiries regarding HOA painting priorities, were addressed by the Board.

**HOMEOWNER HEARINGS:** None

**APPROVAL OF MINUTES:**

Jerry moved to approve the January 14, 2013 Board Meeting Minutes as presented. Sherry seconded the motion. The motion passed unanimously.

**APPROVAL OF FINANCIALS:**

Jerry moved to accept the January 31, 2013 Financials as presented. Sherry seconded the motion. The motion passed unanimously. Jerry Garfield briefly reviewed the delinquencies within the community.

**COMMITTEE REPORTS:**

- A. **Landscaping** – None
- B. **Newsletter** – Next newsletter is planned for April 2013.

**UNFINISHED BUSINESS:**

- A. Rules & Regulations- Tabled
- B. Towing Agreement- Was Discussed

**NEW BUSINESS:**

- A. O'Brien Tree Care- The Board approved a 3yr. lock-in rate proposal.
- B. Insurance Renewal- The Board requested TMT obtain a bid from American Family Insurance.
- C. Pet Policy- This items was tabled.
- D. **Excel Energy Audit**- The Board requested TMT review 2012 invoices for Stanton Farm Townhomes. There is a possibility that Stanton Farms HOA bills were paid by Stanton Farms TH Assoc.
- E. Energy Audit- The Board approved Drake Hammond Utility Auditors to provide a contract for review of overpaid utility taxes.

**OTHER NEW BUSINESS:**

The Board discussed re-paving and asphalt work in cul-de-sacs to be focused on with irrigation and drainage projects in accordance with the 20 yr. Reserve Study.

**ADJOURN TO EXECUTIVE SESSION:**

Jerry noted the Board would enter into Executive Session at 8:45 p.m. to discuss delinquency accounts, satellite dish placement and homeowner correspondence. The Board reconvened from Executive Session at 9:09 p.m.

Next Meeting Date: Board Meeting will be held Monday March 11, 2013 at the Lilley Gulch Recreation Center.

There being no further business Jerry moved to adjourn the meeting at 9:10 p.m. Motion carried unanimously.