

STANTON FARMS TOWNHOMES ASSOCIATION, INC.
BOARD MEETING MINUTES
APRIL 08, 2013
LILLY GULCH RECREATION CENTER
7:00 PM

Board Members in Attendance: Gerald (Jerry) Garfield, President, Darlene Enger Vice President-assistant Secretary Treasurer and Sherry McManus Secretary/Treasurer. Management in Attendance: Bob Dunker- The Management Trust – PMA Colorado Division (TMT-PMA).

Homeowners in Attendance: Diane Suchomel, Mary Garfield, Susan Sands, Claire Stahmer, Paula Moore, Rae Ann Davis, and Linda Gabitzsch (Lancaster), Gailard & Margie Nelson.

CALL TO ORDER:

Jerry Garfield called the Board Meeting of the Stanton Farms Townhomes Association to order at 6:58 p.m.

HOMEOWNER INPUT:

10329 A: Board stated that they did not approve patio project. Owner asked about letter from Management Trust dated 8/27/2012. Bob explained that letter was sent without authorization using stored signature in computer. Owner wanted to know why she was not notified that letter was sent without authorization. Owner requested all correspondence regarding the ACC request. Board authorized Management Trust to provide documents to owner.

Jerry addressed concerns of owner of 10547-A. He explained purpose of backfilling units and necessity to resolve water drainage issues before repairing other items. Discussed why board has requested that air conditioner unit pads must be raised and window collars installed. Jerry invited homeowners to join him on property walk thru on Thursday, April 11 with Western Maintenance. Lengthy discussion on maintenance issues, how prior year dues and reserves were inadequate to maintain and repair property plus. Jerry discussed effect of inflation on maintenance costs.

HOMEOWNER HEARINGS: None

APPROVAL OF MINUTES:

The board approved and ratified the March 2013 Meeting Minutes as presented.

APPROVAL OF FINANCIALS:

The board approved and ratified the March 2013 Financials as presented.

COMMITTEE REPORTS:

- A. **Landscaping** – Report provided to Management Trust for filing.
- B. **Newsletter** – Newsletter has been sent.

UNFINISHED BUSINESS:

Towing Agreement: Board agreed that discussion no longer needed.

Board noted that maintenance covenant required to be filed when new decks, patios, and fences are installed by homeowner.

Board asked that Maintenance agreement be brought to the next meeting

NEW BUSINESS:

Vandalism - Board noted that security cameras explored in past. Board decided not to install them due to expense and no place to store computer needed to support it.

Trash and other covenant issues discussed. Jerry explained that trash removal addressed by covenants and trash cans must be stored out of site. Jerry noted that covenants allow pets subject to local ordinances but do not specify limits or duties of pet owners to other homeowners. Jerry stated board should consider policy of limiting 2 dogs per household. Jerry noted that parking space is limited and the covenants specify that vehicle and RV storage is not allowed.

Rental units: Board is concerned that units occupied by renters have numerous violations. Requested that Bob provide options for covenant enforcement when units occupied by renters. Bob explained that board has jurisdiction over homeowners only. Bob recommended that rental agreements incorporate obedience to declarations and association rules. Notice of these items to renter strengthens owners' position. Board requested written recommendations.

NEW BUSINESS CONTINUED:

Window Coverings: board requested a policy that addresses damaged window coverings.

Window wells: Need for this was discussed during homeowners forum.

Discussed water meter tests with Denver Water to determine where water is being leaked.

CLAC breakfast and CAI spring showcase discussed during homeowner forum. Jerry also expressed desire to address and anticipate compliance issues regarding HOA laws.

ADJOURN TO EXECUTIVE SESSION:

Jerry noted the Board would enter into Executive Session at 8:40 p.m. The meeting ended immediately after executive session at 9:15 PM.

Next Meeting Date: Board Meeting will be held Monday May 6, 2013 at the Lilley Gulch Recreation Center.