

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

Board Members in Attendance: Gerald (Jerry) Garfield, President and Sherry McManus Secretary/Treasurer. Management in Attendance: Bob Dunker - The Management Trust

Homeowners in Attendance: Diane Suchomel, Mary Garfield, Paula Moore, Dolores Creason, Gailard and Margie Nelson, Claire Stahmer, Chere Arnone, Audrey J. Sherrod, Kaeti Bancroft from Bancroft Properties on behalf of Rita Peterson, Norma Buck, Libby Simmons, Elaine and Merrill Carter, and Linda and Steve Lancaster

Others in Attendance: Theodora Luyten, Mani Goroll and Charles Griffin

CALL TO ORDER:

Jerry Garfield called the Board Meeting of the Stanton Farms Townhomes Association to order at 7:00 p.m.

HOMEOWNER INPUT:

10279-E: Tree and bush trimming

10440-C: Broken downspout and concrete flashing. Jerry responded that those issues will be addressed when repairs are completed.

Homeowner Hearings

10450-C: stated downspout has been repaired

10440-C: Board noted that damage was owner responsibility

Board reviewed Architecture Control Requests

10420-A, 10349-D, 10460-A, 10520-C, 10450-D

Board accepted June 2013 Board Meeting Minutes

Board accepted June 2013 Financial Statements

COMMITTEE REPORT: Landscape report presented by Mary Garfield. Written report given to TMT.

Unfinished Business

Amendments to covenant discussed. Board hopes to complete by end of year.

Reserve study class discussed.

Towing regulations and issues discussed.

Board noted volunteers for vacant seat being sought.

Workers on roof project have been working half days due to extreme heat.

Board notes that when repair and painting is being done satellite dishes on siding and /or rotten wood or roofs need to be removed and reinstalled on an approved location.

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Water restrictions discussed. It was noted that restrictions changed from stage 2 to stage 1.

New Business

Western maintenance contract tabled.

Board adjourned to Executive Session at 8:15 PM

Board reconvened from Executive Session at 8:30 PM

Other business

Board instructed TMT to send letter to owner of 10537-C to repair, replace or remove deck.

Meeting adjourned at 8:40.

The next Board meeting will be held on August 12, 2013 at Lilley Gulch Recreation Center.