

**Stanton Farms Townhomes Association
Board Meeting
June 9, 2015**

CALL TO ORDER: The meeting was called to order at 7.00 PM by Gerald Garfield-President. Present were Char Newcomb-Secretary/Treasurer, Pat Fenton Vice President and Mel Shoning-Association Manager. Twelve homeowners were present.

HOMEOWNERS EDUCATION:
-No educational topics were presented.

MINUTES APPROVAL: The minutes of the June 9, 2015 meeting were approved as written.
FINANCIALS APPROVAL: The May 2015 Financials were approved.

COMMITTEES:
Landscape-No report given.
Newsletter-No report given.

OLD BUSINESS:
-Owners continue to receive requests to change out window wells so backfilling can be done near their foundations & to use the 2012 Jefferson County Building Codes for dimensions.
-A Denver Water irrigation audit is to be scheduled.
-A reserve study update is to be scheduled.
-Speeding on Fair Avenue was discussed. Owners are encouraged to contact Jefferson County Sheriff.

NEW BUSINESS:
-There was no new business.

HOMEOWNER HEARINGS:
-There were no hearing requests.

HOMEOWNER FORUM:
-An owner advised the Board that the workers who worked on the trim of her windows removed the caulking and the windows could leak. The owner was advised caulking of windows has been delayed because of all of the rain.
-An owner questioned a letter received concerning the replacement of a window well to allow for backfilling near the foundation. The owner was advised all pertinent information was in the letter.
-An owner expressed concern over a violation received about a dog off leash and not picking up. The owner was advised the letters were courtesy notices.
-An owner expressed concern over an unrepaired roof leak and that internal damage was occurring. The owner was advised roof repairs were delayed because of excess rain.

EXECUTIVE SESSION:
-With no further business pending the meeting was adjourned at 7:50 PM into executive session to discuss attorney privileged information.

The Board reconvened from Executive Session at 8:45

ADJOURNMENT
The Board meeting was adjourned at 8:45

Respectfully Submitted,

Mel Shoning-Recording Secretary
Association Manager