

# STANTON FARMS TOWNHOMES ASSOCIATION

## Board of Director's Meeting

August 08, 2016

7:00 PM

### Agenda

- I. Call to Order (Please turn off & put away your cell phones)
- II. State of Stanton Farms Townhomes community (Homeowner Education) 10 minutes
  - Board Member Education and the laws applicable to our HOA
  - Board Member Fiduciary Responsibilities – Conflict of Interest
  - Bylaws
  - Declaration of Covenants
  - Rules and Regulations
  - Financial Status of Stanton Farms Townhomes Association
  - Accomplishments since 2010
- III. Approval of July 11, 2016 Board Meeting minutes
- IV. Acceptance of June 2016 Financial Statements
- V. Committee Reports
  - A. Newsletter
- VI. Unfinished Business
  - A. Continue to request homeowners to install new window wells high enough so proper backfilling can be done near the foundations. The new wells need to comply with Jefferson County code requirements. Also raise air conditioning units if necessary.
  - B. 10329 Building-Flood Plain application and engineer's report are on file at JEFFCO
  - C. Xcel Energy project
  - D. Reserve Study update
  - E. 2015 Audit
  - F. Topics for homeowner annual meeting?
- VII. New Business:
  - A. 2015 Taxes – State & Federal
- VIII. Homeowner Hearings: None
- IX. Homeowner Forum
- X. Architectural Requests:
  - A. 10527-F Request approval to plant drought tolerant plants - approved
  - B. 10527-F Request to install satellite dish
  - C. 10289-D Request to install outside air conditioning unit
  - D. 10480-B Request screen installed on back door
  - E. 10537-C Request to purchase & plant bushes
- XI. Executive Session:

The Board will adjourn into Executive Session to discuss attorney privileged information.

The Board reconvened from Executive Session at PM and adjourned at PM.

The Board meetings are held on the second Monday of every month beginning at 7:00PM at Lilley Gulch Recreation Center.