

**STANTON FARMS TOWNHOMES ASSOCIATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
July 13, 2020**

A Regular Meeting of the Board of Directors for The Stanton Farms Townhomes Association was held on Monday, July 13, 2020, via virtual video conference because of the COVID-19 restrictions.

- I. Roll Call, Call to Order** –President Garfield called the meeting to order at 7:00 PM. Members present: Gerald (Jerry) Garfield, Pat Fenton and Kathy Hyland. Others present: Six residents per video conference and Kellie Cole of KC & Associates.
- President Garfield noted that a quorum was present necessary to conduct the business of the Board and the Association.
- II. State of Stanton Farms Townhomes Community (Homeowner Education)** –The Board is holding the meeting by video conference to stay in compliance with the restrictions & guidelines for COVID-19.
- III. Review of Minutes**
Following review, upon motion duly made by Director Garfield and seconded by Director Fenton to approve the Regular Board Meeting Minutes of June 8, 2020, as presented. Motion passed without objection, unanimously.
- IV. Financials** – Following review and discussion, a motion duly made by Director Garfield and seconded by Director Fenton to approve the unaudited June 30, 2020, financials. A motion was made by Director Garfield and seconded by Director Fenton to move \$54,856.31 from Reserves to Operating. The motion passed unanimously, without objection.
- V. Committee Reports** – Nothing to come before the Board at this time.
- 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 window wells need to comply with Jefferson County code requirements. Also raise air conditioning units, if necessary, to do backfill near the foundations with negative grades.
 - b. Skylights are the homeowner's responsibility. Skylights are windows.
- VII. New Business** – Nothing to come before the Board at this time.
- VIII. Homeowner Hearings** – Nothing to come before the Board at this time.
- IX. Homeowner Correspondence**
- X. Open Forum** – Residents were in attendance to discuss the following items – 1) Homeowner wanted explanation as to why he was requested to replace his fence with 6 inch pickets rather than the 4 inch pickets. The Association's fence along W Maplewood Dr has had 6 inch pickets for many years (most likely since it was originally placed there). Following recent damage to that fence, 6 inch pickets were again used to replace the fence. The fence along the 10567 building can be viewed as a continuation of the Maplewood fence. There are also other fences in that area around the townhomes that have had 6 inch pickets. The Covenants state that the community standards can be set by the Board. 2) Director Garfield stated that bush trimming in the community has begun. 3) An insurance adjustor and Western Maintenance have been on the roofs inspecting them for wind/hail damage.
- XI. Architectural Requests**
- a. 10359-D Replace Fence. Fence will only be repaired following storm damage so approval not required.
 - b. 10567-C Replace patio door and front door. Approved as submitted.
 - c. 10587-A Fence replacement. Approved to be same as 10577 pickets and posts.
 - d. 10557 E – Front fence replacement. Approved to be same as 10577 pickets and posts.
 - e. 10540 A – Skylights. Approved as submitted.
 - f. 10470 C – Radon mitigation Approved with condition that if the roof is penetrated it needs to have

proper flashing.

XII. Executive Session – The Board entered into Executive Session at 7:15 PM to discuss attorney privileged information and parking. The Board reconvened from Executive Session at 7:45 PM.

XIII. Adjournment – There being no further business to come before the Board, upon motion duly made, seconded and passed unanimously, the meeting was adjourned at 7:45 PM.

The next meeting will be held on Monday, August 10, 2020, beginning at 7:00 PM.

Submitted by,
Kellie Cole
Community Association Manager

**THE FOREGOING ARE THE TRUE AND CORRECT MINUTES OF THE MEETING HELD ON
THE DATE STATED ABOVE AND WERE APPROVED BY THE BOARD OF DIRECTORS ON
THIS 10th DAY OF AUGUST 2020.**
