

STANTON FARMS TOWNHOMES
MINUTES
September 14, 2009

Present: Paula Moore, Connie McConnell, and Rick Ezell (Agent). Three homeowners were also present.

There was discussion with owners on the Landscaping Committee regarding the scope and structure of the Committee, which is evolving every month, as the Committee gets organized and has started giving suggestions. The Landscaping Committee outlined the problems we have had this year with EDI, our landscapers, such as watering during the day, sprinkler heads shooting water onto buildings, streets, fences etc., problems with one of the controllers over watering, among many others. The Board asked the Landscaping Committee's assistance in the solicitation of bids for the landscaping company for next year. AMA will contact landscaping companies that they have a relationship with to solicit bids, and the Landscaping Committee may contact other bonded landscaping companies for bids. The Landscaping Committee should begin the process by reviewing the current EDI contract to determine if they propose any changes to the current services we are receiving. Any additions to current services should be submitted to the Board for approval. The Landscaping proposals will need to be in place by the February meeting, so the Board can review them and get contracts signed before the spring clean-up. Discussion also included a possible point person for communications between the new landscapers and the Committee/Board.

Owner/Maintenance Issues Discussed Were:

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| 10249-A
10540-B | Drainage problems– Agent is still soliciting bids |
| 10389-A | Discussion regarding whether a sign regarding dog poop in this area would be beneficial. The Board determined that a sign would not stop people from not cleaning up after their dogs. OWNERS – if you see people not picking up after their pets, please call the Agent with the unit number of the violators and the Board will send violation notices and fine them. |
| Dog Poop | The Board also discussed asking people who have camera phones, to feel free to take pictures of owners letting their dogs poop and not cleaning up after them. There was also discussion about posting those pictures on our website or in the minutes for identification of violators. |
| 10389-B | Complaint regarding railing – Agent will take care of. |
| 10557-E | Complaint regarding handrail – Agent will take care of. |
| 10520-E | Complaint regarding hole, drainage of water–Agent will take care of. |
| 10420-A | Request for siding repairs – will look into paint cycle for this building |
| Trash | Complaint about people putting trash out days before trash pick up day – OWNERS: trash cans are to be stored in garages (if you have one) or on the back side of your unit (if you don't), only to be put out the night before trash pick up (Monday night) or Tuesday morning. |

- 10369-D Complaints about noise, loud music, fighting and profanity – Board has sent a violation notice and will send fines if problems persist. Owners are also encouraged to call the Jefferson County Sheriff's office with complaints.
- Ice Owners with ice buckets are requested to have their buckets out by
Buckets October 12 for contractor to fill

The minutes for the August 10, 2009 meeting were approved.

The budget and financials were reviewed. We are still tracking budget. It was noted that our insurance has gone up and that the amount we have spent on gutter repairs this year is almost at budget, leaving no money in the budget for the gutter topper project. The Board approved creating a "Gutters" category within the contingency category of the Reserve Account so that project can move forward this year. The Board also requested the Agent move \$50,000 from the operating account into the interest-bearing Reserve Account. Checks were reviewed and signed. There was a question about a stop payment on the August 31, 2009 bank statement – Agent will investigate. It was requested that only those Board members who wish to see the entire General Ledger report get it since this report is so long.

The audit representation letter was reviewed and signed by the Board. The financial audit for the year ending December, 2008 was reviewed. It was noted that suggested improvements were being made by the Board.

The Board decided to keep EDI for the snow removal contract this year.

Parking issues were discussed pursuant to owner complaints, and instructions to tag and/or tow vehicles in violation of rules was requested.

Board adjourned to Executive Session where delinquent accounts were reviewed, along with the violation summary, and homeowner correspondence.

The next meeting is scheduled for Monday, October 12, 2009, at 7:00 p.m. The meeting will be held at The Ridge Foothills Recreation Center, 6613 South Ward Street. Please call the Agent in advance if you wish to be placed on the agenda. The Board has time constraints for conducting meeting business (we only have the meeting room for 2 hours); speakers may be limited in discussion time.

With there being no further business, the meeting was adjourned at 9:15 p.m.

Respectfully submitted,
Connie McConnell

The minutes may be distributed prior to Board approval.