

**STANTON HILL HOMEOWNERS' ASSOCIATION MEETING**  
**THURSDAY, OCTOBER 26, 2017**  
**LINKS RECREATION CENTER**  
**OFFICIAL MEETING MINUTES**

**CALL TO ORDER AND ATTENDANCE:** HOA Board President Steve Abraham called the meeting to order at 6:35 PM and a quorum was established. Dana Counts of Realty One, our property manager, was in attendance.

**MINUTES:** A motion to approve the minutes from the April 2017 HOA meeting was made by Ru Ciel and seconded by Fran Lipowitz. The minutes were approved as presented.

**FINANCIAL REPORT:** Marc presented a recap of the 2017 budget to date, which was anticipated to have a net operating gain of \$372 by year end. It was noted that this income amount is not enough to meet statutory requirements to reserve 10% of income (\$2,000) on an annual basis.

A proposed 2018 budget was presented. As proposed, the budget would have allocated \$2,000 to water. However, after discussion on proper water utilization, it was decided that better water management would be implemented and the budget was adjusted to \$1,850. After corresponding adjustments to the remaining budget, a motion was made by Gary Steele and seconded by Chuck Fabio. The budget was approved.

**HOA Business:**

1. **Design Review Committee:** Steve explained changes to the Design Review Committee and asked for volunteers to serve. No one volunteered, so Craig Braun agreed to continue serving as DRC chair. Lee Brody was thanked by the entire HOA for her years of service on the DRC. Gary Steele asked about the DRC's authority to regulate back yards. It was noted that the DRC does have back yard oversight, but generally tries to be accommodating to requests that have no visual impact from the front of the property.
2. **Required Complaint Process:** Steve reviewed the official complaint process for the neighborhood as required by CO law. It was noted that complaints must be made to the HOA and/or the property manager. At no time should any individual attempt to enforce an ordinance directly against a neighbor. The complaint process must be followed to resolve all concerns/disputes.

3. **Board Structure:** Steve laid out the idea of adding a third Board member and noted that the bylaws allow for it. When asking for volunteers, no one volunteered. Steve's idea for the Board would be to maintain the President's role, but divide up the operations and financial roles currently performed by the vice president.

### **Grounds and Maintenance:**

1. **Fence Status:** Marc reviewed the findings from the neighborhood fence inspection performed by he and Craig. It was noted that a total replacement would likely cost several thousand dollars and that Marc would obtain an official estimate for repair costs prior to the Spring Board meeting. No official action was taken.
2. **Lawn Care – Water Usage:** This item was addressed during the 2018 budget conversation.
3. **Tree Care:** Marc and Ru led a conversation about tree care and ongoing ash treatment. Marc noted that invoices would be sent to homeowners who took part in the Swingle-provided neighborhood ash treatments. Ru agreed to get quotes on what it would take to replace the ash trees in the common area with new trees.
4. **Common Area Path:** Marc noted that he briefly talked with Irish's Landscaping about sodding over the gravel path in the common area. However, after an expensive sprinkler system repair and an additional fence repair caused by wind damage, it was determined that the HOA did not have the resources to do anything with the path in 2017. Marc thanked Craig Braun for managing the weeds that had started to overgrow the path.

### **OPEN FORUM:**

1. **HOA Minutes:** Kathy Madden requested that meeting minutes be made available shortly after the meeting concludes instead of waiting until the next HOA meeting. Marc agreed to accommodate the request.

### **ADJOURNMENT AT 7:30 PM**

Respectfully submitted,  
Marc Reece  
Secretary, Stanton Hill HOA

**STANTON HILL HOMEOWNERS' ASSOCIATION MEETING**

**THURSDAY, APRIL 27, 2017**

**LINKS RECREATION CENTER**

**OFFICIAL MEETING MINUTES**

**CALL TO ORDER AND ATTENDANCE:** HOA Board President Steve Abraham called the meeting to order at 6:33 PM and a quorum was established. Forrest Scruggs of Realty One, our property manager, was not in attendance.

**MINUTES:** A motion to approve the minutes from the November, 2016 HOA meeting was made by Jennifer Braun and seconded by Kathy Madden. The minutes were approved as presented.

**NEW GOVERNING DOCUMENTS:** Steve provided a high-level overview of new governing documents as required by recent changes to Colorado law. Steve and Marc Reece will both familiarize themselves with the policies on behalf of the HOA.

**FINANCIAL REPORT:** Marc presented a recap of the 2016 budget, which included a net operating loss of \$115. Although the budget came in more or less flat, it was noted that unnecessary water use caused an over \$1,800 deficit to budget for water.

The approved 2017 budget was also presented and noted that \$2,447 in income is expected by year end if no special costs arise.

**NEW BUSINESS:**

1. **Xcel Tree Issue:** Steve explained a recent interaction with Xcel, who planned on cutting down several trees in the common area. After advocacy from Steve, Marc, Joe Pierzchala, and Ru Ciel, Xcel has apparently agreed to move our tree removal to a later cycle (6mo-2yrs out). Steve will stay in touch with Xcel on the issue.
2. **Lawn Care:** Marc explained that the HOA is currently looking for a new landscaping company. Last year's company is not being renewed thanks to inadequate work and significant costs in excess watering. As of now, it is anticipated that future landscaping contracts will exceed \$4,000. Marc is accepting any and all recommendations for contractors, but is also in negotiations with Irish Landscaping.

3. **Tree Care:** Based on previous recommendations that the common area ash trees be treated or replaced, Ru has been in touch with Swingle Law Care. She believes that she can lock in a treatment price of roughly \$30/tree. This is significantly lower than previous estimates of \$70-100 per tree. Based on the lower rate, several homeowners indicated they would be willing to be part of a group to be treated by Swingle. All homeowners in attendance agreed to let Swingle treat their respective ash trees (front yard only) as part of the overall HOA treatment. Homeowners also agreed to be billed individually for their respective treatment cost on a per tree basis. **Gary Steele moved and Ron Burns seconded a motion to allow the HOA to contract with Swingle Law Care to treat all common area ash trees and all individual homeowner ash trees in front yards. The motion passed.** It was noted that if anyone had already treated their ash trees, they would let Ru know so that those particular trees were not double treated.

It was also discussed that the Landscape Committee should determine a course of action for eventually replacing the ash trees and compare that with the cost of annually treating for ash boar.

4. **Common Area Path:** A solution for the run off in the common area path was debated. It was determined that the path was originally required to be there by Lakewood, however there is no indication that the city still requires the path. If a course of action to sod-over the path is decided upon, the HOA will double check with the city. **Ron Burns moved and Lee Brody seconded the HOA getting bids on what it would take to simply sod over the path. The motion passed.** Marc will take the lead on talking with landscaping companies.
5. **Exterior Fence:** Marc and Steve raised concerns with the potential costs associated with maintaining the exterior fence. Everyone agreed that the liability could be significant, but no one is ready to commit to a particular course of action at this point. Marc, along with Craig Braun, agreed to do an assessment and find more information about the status of the fence prior to the November meeting.

#### HOA COMMITTEES:

1. **Social Committee:** Kathy Madden, Jake Kenney, and Jennifer Braun volunteered to be the 2017 social committee. They will plan the summer BBQ.

#### OPEN FORUM:

1. **Weed Control:** Lee, on behalf of the Design Review Committee, noted that everyone needs to be more conscious of weed control. She noted that she'll likely ask the property managers to send out more warnings this summer than previous summers.
2. **House Painting:** Lee suggested that everyone will likely need to repaint their homes within the next two years based on the age of community. She brought with her an approved Sherwin Williams pamphlet showing the numerous approved color

combinations. She will make sure all homeowners have access to the pamphlet should they need it.

3. **Dog Poop:** Everyone was encouraged to clean up after their own dogs, and equally importantly, report all non-HOA neighbors to the city if they are seen leaving dog poop unattended in our community. There was also discussion of reposting signs warning those from outside the community that people will be reported if they do not clean up after their dogs.

**ADJOURNMENT AT 7:30 PM (moved by Ron Burns, second by Chuck Fabio)**

Respectfully submitted,  
Marc Reece  
Secretary, Stanton Hill HOA