

Minutes
Stanford Townhomes HOA Board of Directors Meeting
March 8, 2007

The board meeting was called to order at 7:10 PM. Present at the meeting were: Bruce DeYoung (Treasurer), Nancy Butler-Neary (President), Robert Neary (owner), Susan Watson (owner), and Dave Stubbs (DLS Associates).

Open Forum: Discussion regarding the landscaping of the grounds and the current contract that is in place. Concern about the lack of lighting in the inner square of the common property and around the mailbox area. There is currently no exterior lighting other than individual porch lights, so the area becomes very dark at night and especially in the winter. Concern about parking and designating visitor or guest spaces; sealing the asphalt and striping the parking area were also discussed.

Approval of the minutes of the last regular board meeting on Jan. 31, 2007 and approval of minutes from the executive board meeting on Feb. 15, 2007 were deferred until Bob Burke could be consulted.

Treasurer's report was approved. The transition from Dean Sartain, CPA, to DLS Associates for homeowners' association management has been completed and HOA bank account transferred. Financial statements provided by Dave Stubbs were explained. The developer/seller has turned over the final \$5,000 property improvement funds to the HOA, which have been placed in a separate reserve account totaling \$10,760.07.

In lieu of a website, Robert Neary explained the usefulness of setting up a Yahoo group to communicate information to the owners with some information also being available to the public. Robert has agreed to set up a Yahoo group for the HOA.

Actions: Dave will look into the proposal for house numbers to be posted at the back door on the garage side of each unit. Dave will attempt to determine cost of purchasing the numbers and find out if Matt South would be willing to install them. Dave will check into the costs of asphalt sealing and striping for parking spots. Bruce will talk to the builder to find out about current electrical box status and find out what it would take to add electrical lines to add lighting the common area.

The CCR's are clear that a basketball hoop, either of a permanent or temporary nature, is not allowed within the development. The city's official stance regarding city streets is that no sports be played in the street.

A request will be made to Jeff Ohren's for his report regarding cost estimate of a lighted shelter at the mailboxes. The report will hopefully be available prior to or at the next meeting. Jeff was not available to attend tonight's meeting. He will be invited to the next meeting.

The next regular board meeting is set for May 17th, 2007 at 7:00 pm. Bruce DeYoung will again host the meeting at his home at: 1723 SW Stanford Street (Unit #14).

Meeting adjourned at approximately 8:15 PM. Nancy Butler-Neary, President