

Stanford Townhouse Home Owner's Association
Annual Membership Meeting
December 6th 2007

Sign in, Call to Order, Welcome 7:10pm

Attendees: Nancy Butler-Neary (President), Bruce de young (Treasurer), and Dave Stubbs (DLS Associates).

Charlotte Fleming, rep. Mike Freed (owner of units #1-4)

Susan McCracken (owner of unit #9)

Susan Watson (owner of units #11 and #12)

Bruce De Young (owner of unit #14)

Carrie and Jeff Ohren (owners of unit #15)

Seyed and Mary Mirpourian (owners of units #16 and #17)

Presidents Report: Nancy Butler-Neary

Treasurers Report: Bruce De Young

Role of DLS Associates: Dave Stubbs

Open Forum:

1. Bob Burke vacated the position of secretary. Jeff Obren was nominated and seconded as the secretary for as long as needed.

Board of directors meeting in progress 7:30pm
Meeting called to order by Nancy Butler- Neary.

Open Forum:

1. Susan Watson brought up landscaping concerns as follows:

A. Dead plants.

B. Water leaking from irrigation.

C. Stanford townhouses contract with grounds keeping company, American Landscaping Co.

The issue of dead plants and irrigation leaks will both be put off till spring time as the irrigation is not being used in the winter and the plants that died during the winter will be assessed and replaced when spring time comes. The contract with the American Landscaping Company will be left intact for now since they will be responsible for replacing dead plants and other grounds keeping duties.

2. Charlotte Fleming reported that all concrete steps were repaired to satisfaction on the third building (units #1 1-#15). Also, all the hand rails were reinstalled.

Charlotte also reported that Matt had material shoved under edges of all patios to fill voids. All final repairs to the Stanford Townhouses are finished, as far as the directors are concerned.

Financial Report:

Dave Stubbs reported that we have \$16,600 in our reserve fund.

He also addressed delinquent dues on Susan Decker's property. Dave is in the process of filing a lien on this property, all officers were in agreement of this action. As of this date that property owes the Homeowners Association \$1,900.

Information and Input Items:

1. Nancy Butler-Neary addressed the window cleaning issue of the units located on street. Dave Stubbs attained one bid for the window cleaning of these units. There was more talk of cleaning ~ the windows of The Stanford Townhouses. Dave will get more bids for all the units. This issue will be tabled for now, and brought up again in the spring time for a decision.

2. Dave Stubbs created a fee schedule that includes association fees, document reproduction fees, escrow service fees, financial penalties as well as others. The board approved of this schedule.

3. Dave also talked about the 53 street ground cover next to the street; as well as small trees spaced out down the street. He said the county is responsible for this and will be done within the next two months.

Closing:

The next board was set for February 28th which was later changed to February 21st since Jeff Ohren couldn't attend the meeting on the 28th. Closing of meeting.