

Board of Directors Meeting

April 15th 2008

Sign in call to order, welcome (7:05 pm)

Attendees: Nancy Butler-Neary (President), Robert Neary, (Owner), Bruce DeYoung (Treasurer), Jeff Ohren (Secretary) and Dave Stubbs (DLS Associates).

Open Forum:

1. Dave Stubbs commented that attention was needed, concerning landscaping, at the S.E. corner of the property. At that location there is a utility pole and a water control cover for the sprinkler system. The problem is there is no landscaping in this area and weeds are growing up. Dave suggested graveling this area for ease of care. The board agreed.

Minutes Report:

1. The Minutes from February 21st were okayed by President Nancy Butler-Neary.

Treasury Report:

1. Bruce DeYoung reported that Dave Stubbs transferred \$4,500 from the checking account to the savings account. As of the end of march the Stanford Townhouses has \$21,000 in the savings account.

2. There was general talk among the board members to put the money into a higher interest like a C.D. or money market account. Dave Stubbs will spend some time to investigate some alternatives.

3. Bruce reported the only unusual charge to the H.O.A. was a bill from American landscaping for \$350 for the start up process for the irrigation system. This was okayed by the board during the last meeting.

4. Our reserve allocation at this time should be \$18,000 and we have \$21,000, so we are in good shape financially at this time. Unit 13 missed a payment in July but, Dave Stubbs has notified the owners. The only other delinquent dues are on the Decker unit #18.

Old Business:

1. Landscaping issues are still a concern. Dave Stubbs did walk-around on the property to identify problem areas.

A. Many dead plants and ones that are dying. These plants need to be replaced or a different type of plant installed where old plants did not grow. We are still waiting dry weather and springtime to see what plants have lived and which ones have died.

B. Water drainage is still a problem on the S.W. corner of the property. We will have to wait for drier weather to address this situation also.

2. Robert Neary Asked when American Landscaping Co. contract is up. Dave said that we are on a month-to-month contract with them now. Dave Has compared notes with other people in H.O.A's. and such, and he found out American has a good reputation compared to other grounds keeping companies.

3. Window cleaning was brought up by Dave. He came up with three different bids. the bids ranged in price from \$888 to \$1,200, Dave suggested we just take the lowest bid. This bid included cleaning all the outside glass on every unit. Bruce Deyoung motioned to have the window cleaning done by C.S.C., (Clearly Superior Cleaning) for the low bid amount of \$888. Jeff Ohren seconded the motion. Dave will arrange the cleaning and pass out fliers to the units on the upcoming window cleaning.

New Business:

1. The only new business was the landscaping issue at the S.E. corner of the property. This issue was brought up in open forum. Dave will handle this situation.

The board adjourned at 8:05 pm.

The next board meeting will be on June 17th 7:00 pm at Bruce DeYoung's residence.

Respectfully submitted, Jeff Ohren, Secretary.