

Stanford Townhomes Home Owner's Association

Board of Directors Meeting

June 17th, 2008

Sign in call to order, welcome (7:02 pm)

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

Pam H. (Renter #5440) and Susan Watson (Owner).

Open Forum:

1. Noise issues and other concerning the renters in unit #17 were brought up by Pattie Brown; everything is okay at this time.
2. Bruce De Young brought attention to the group that a lot of the red no-parking paint is flaking off. The paint has not stuck on very well in many locations around the town homes.
3. Bruce D. noted that there is a lot of crab grass around the north west corner of the property. This will be addressed at a later time but Dave Stubbs noted that we may need to change the landscaping since crabgrass is very hard to get rid of.

Minutes Report:

1. The Minutes from April 15th were okayed by President Nancy Butler-Neary.

Treasury Report:

1. Bruce DeYoung reported that were some un-ordinary expenses from the last meeting, the largest one from C.S.C. for window cleaning for \$888.00. The other expenses were ordinary except for Crane fly treatment, irrigation fee and a fertilizer fee all from American Landscaping.

Bruce also reported that we have \$17865.41 in savings and \$3594.00 in the checking act. For a total of \$21459.00. Dave noted this is a little low for an operating fund at this time but it will be okay for now.

Old Business:

1. The window washing project was successful, everyone was happy with the job that C.S.C. (Clearly Superior Cleaning) did.
2. Dave Stubbs brought up the issue of the Decker property #18. This property is for sale and a deal is on the table. The realty company called Dave to negotiate all the fees

attached to this property since the Deckers have never paid any H.O.A. dues. The total amount owed is about \$11000.00 at this time. Dave subtracted all the late fees and the amount is \$3,000; Dave notified all the officers about the impending sale and we all agreed to the smaller amount since the H.O.A. risks losing everything if the property goes into foreclosure. We all hope this sale goes through and we get some responsible owners who pay the monthly Home Association dues.

3 Landscaping is on the table again. The irrigation around unit #11, Susan Watson's unit has been repaired and new plants will be going in soon. The south east corner of the property still needs to be fixed up. This is where the utility pole is at, we want some gravel around this area instead of a bunch of weeds.

Decision Item:

1. Dave S. suggested moving some of our savings to a 2.5% certificate of deposit at OSU federal credit union. Bruce thought we should move \$10,000.00 to the C.D. and leave the rest in the money market account, the board agreed.

New Business:

1. Since the last meeting we have had a bird problem at the Stanford Townhouses. Starlings have made a nest in the kitchen exhaust vent in unit #5 the Neary's unit. The birds are causing all kinds of noise and mess. Below the vent, on the siding and the ground there is a large amount of bird excrement. There is also a bird problem starting in the vent of unit #16. Bruce De Young and Jeff Ohren decided to fix this problem right away before we had any more bird nests in the vents. Bruce and Jeff cleaned up around #5 unit and tried to vacuum out the bird nest which didn't work. Bruce was successful on unit #16 of extracting the nest and eggs with a long wire. After this was done wire mesh was put over every vent opening. Since Jeff and Bruce spent a day on this project, Jeff asked for a small fee of \$5.00 per vent for the installation of the wire mesh covers. The rest of the board okayed this expense of \$100.00 plus the cost of the wire mesh.

The board adjourned at 8:10 pm.

The next board meeting will be on August 6th 7:00 pm at Bruce DeYoung's residence.

Respectfully submitted, Jeff Ohren, Secretary.