

Stanford Townhomes Home Owner's Association

Board of Directors Meeting

August 6th, 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).

Open Forum:

1. Dave S. talked about insurance issues.
2. Bruce D. brought up landscape change-over.
3. Nancy Butler showed interest in a September social for the Townhouse owners and tenants.

Minutes Report:

1. The Minutes from June 17th were okayed by President Nancy Butler-Neary with one correction to the \$2,500.00 settlement fee to the Decker property which is \$3,000.00, Jeff O. will make the correction.

Treasury Report:

1. At this time we have total assets of \$25,869.00. Dave S. put \$14,015.32 into a twelve month C.D. on July 31st, the rest of the money is in the money market account at OSU Federal Credit Union. Bruce brought up other expenses as follows: Landscaping fee for work around Susan W. property #11 \$712.00, batteries for irrigation system \$112.00, new plants for unit #11 \$155.00, and finally a \$120.00 fertilizer fee.

Old Business:

1. The mailbox structure is moving along well but Jeff does have some cost overruns. The board okayed costs up to \$1,000.00.
2. Bruce D. brought up the flaking red paint in the driveway areas. Dave has been in contact with the striping company; this should be covered under warranty.

3 Dave S. informed the board about the sale of the Decker unit and the lien on that property. The association collected \$3,000.00 from the sale of the property. The breakdown of the charges are detailed on the e-mail sent on Monday, Aug. 04, 2008 from DLS Associates.

Decision Item:

1. Dave S. brought up liability insurance for the common area of the town homes, it is time to renew. The cost will be \$1,209.00. Nancy made a motion to renew the insurance, it was passed by the board.

2. The board talked in length about all the landscaping around the town homes. Dave contacted the landscape company about the poor job they were doing on weed control all over the property and they did come and do a lot of weeding.

Dave mentioned that autumn is a good time period to shop around for landscaping services. We may even retain the services of American landscaping but it would be at a higher rate for the services we are looking for. Dave will send out some e-mails and get some new bids to compare some other companies. During the fall HOA meeting we will talk more about this issue.

New Business:

1. Nancy had the idea to have a ice cream social for owners and occupants of the town homes. The board agreed it would be a good idea. The social will be in September on the 9th at 7:00 p.m. in the courtyard area. Nancy will be reimbursed for her expenditures for all goodies and supplies for the function.

The board adjourned at 7:55 pm.

The next board meeting will be on October 14th 7:00 pm at Bruce DeYoung's residence which was later changed to October 16th, same time and place.

Respectfully submitted, Jeff Ohren, Secretary.