

Stanford Townhouse Home Owner's Association

Board of Directors Meeting

October 16th 2008

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

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

Open Forum:

1. Dave S. had received complaints about noise from other tenants in the town homes. Dave asked the board if we knew anything about this noise issue. Carrie O., Bruce D. and Jeff O. said they had not noticed anything out of the ordinary. In fact, they said it had been quieter than usual. Dave will take care of this situation with the tenant that had the complaint.

Minutes Report:

1. The Minutes from August 6th were okayed by President Nancy Butler-Neary with one correction to the date of the minutes report; Jeff O. will make the correction.

Treasury Report:

1. Bruce DeYoung reported on account activity as follows:

As of August 1st, total account balance was \$25,869.00. Bruce reported we had bills from Farmers Insurance for \$1,209.00 and American Landscaping fertilizer fee for \$726.00.

September 1st total balance was \$26,323.04. \$1,900.00 of HOA fees were deposited this month.

Finally as of October 1st our balance is \$27,009.53. The only bills for this month were Dave Stubbs (DLS Associates) fees for two months of service for a total of \$318.00. This month \$1,840.00 worth of HOA fees were deposited.

ARC. Request: There are no requests at this time.

Old Business:

1. The mailbox structure is nearly finished but, Jeff does have some cost overruns. The board okayed costs up to \$1,125.00 That is an extra \$125.00 to finish painting and the installation of the rain gutter on the sidewalk side of the structure.

2. Bruce D. brought up the flaking red paint in the driveway areas. The red paint was all fixed up. This was covered under warranty, there were no costs involved.

3. The ice cream social that Nancy set up on September 9th turned out well considering the weather turned a little cold. Ten people showed up to partake of the goodies that Nancy had set up. Everyone agreed we should try this again when more people could show up and hopefully the weather would be warmer.

5. The board is all disappointed with the landscaping. We all agreed we should shop around for new bids for the landscaping that would include American Landscaping as well. Dave will take care of this for us and he will also re-spec the duties to be more all-inclusive so we don't have to whine to them about what they are not doing all the time.

New Business:

1. This is an old subject with new information. Bob Neary spent a lot of time with M&W electrical to figure out some courtyard lighting at Stanford Townhomes. This company can do sideways drilling to run power lines under the driveway area and to the four corners of the courtyard area. There were two different bids. One bid was approximately \$15,000.00 with very nice tall gooseneck lamps at all four corners. The other bid was less money at \$9,300.00 with shorter bollard type lamps.

The board agreed to take no action at this time on this project. We will all look around town at the different types of lighting setups to make a decision at a later time. The HOA still has approximately \$9,000.00 from the builder for improvements. All members agree lighting in the courtyard is a high priority. In addition Bob will talk more with M&W electrical about different lights and power line routing to reduce the cost of the project.

Decision Item:

1. The annual meeting needs to be in December. Nancy placed the date on the 11th of December. This date was good for all members, it will be held at Northwest Hills Church at 7:00 pm. Immediately afterward there will be a board of directors meeting. Nancy Butler-Neary and Bruce DeYoung's terms are up this year and will need to be voted on.

The board adjourned at 8:25 pm.

The next board meeting will be a quick meeting to adopt a new budget for the upcoming year on November 18th 7:00 pm at Bruce DeYoung's residence.

Respectfully submitted, Jeff Ohren, Secretary.