

**Stanford Townhouse Home Owner's Association  
Board of Directors Meeting  
February 10<sup>th</sup>, 2009**

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

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

Open Forum

1. Some rubbish cans have been left outside over a 24 hour period. Dave Stubbs has been monitoring the grounds periodically and putting the rubbish containers and recycling containers up against the garage doors and out of the courtyard driveway area. Rubbish and Recycling containers are to be out of view, I.E. in garage, except for trash removal day see C.C. &R's article 4.5. We will continue to monitor this situation.
2. Jeff Ohren noted that the red paint of the no parking areas is coming off in places. We will need to address this situation in the future or fix it ourselves when the weather is drier.

Treasury Report

1. Bruce reported that we moved \$2,000.00 to the checking to cover some bills. Shortly after we had many deposits for H.O.A dues. Our balance now for year ending 2008 is \$30,911.00.

Minutes Report

1. Jeff just finished the minutes report of the annual meeting and the board meeting of Dec 11<sup>th</sup> 2008 before the meeting today. We will ok the minutes at the next meeting after Nancy and Bruce read them.

Information and Input Items

1. Unit #6 installed another satellite dish to their unit but they removed the other two that were there before. Now they just have one dish.
2. The occupants of unit #12 have been complaining of noise from the occupants of unit #11. The occupants of unit #12 called the police and there was a report filed but no citation was issued. Dave Stubbs talked to the responding officer and has a copy of the report log. Bruce DeYoung had talked to the owner-occupants in unit #10 about noise from unit #11, they had noticed noise from time to time and on one occasion caught a young man urinating on the grounds outside during a party in unit #11

Bob Neary suggested we send an official letter to the owners of unit #11 Scott & Sandra Muller. This would be the second letter sent. Dave sent the first letter about noise and parties on December 13 2008. Jeff Ohren will draft a letter with the help of Bruce and submit it to the board before we send it to the Mullers.

#### ARC Requests

1. Unit #6 installed, what would have been their 3<sup>rd</sup> satellite dish but the new one replaced both of the old ones, so there is only one now instead of two.

#### Landscape Proposal

1. Dave attained a bid from Trugreen landscape co. for \$623.00 per month. Trugreen is a large and reputable company that takes care of Stony Brook, The Meadows at Timberhill, Grand Oaks and many others properties and businesses around town. They are based out of Albany and since we are close to other large accounts they have they did give us a bid. The whole board was in agreement to change over to Trugreen and terminate our service with American Landscaping Co. Dave will take care of the change, although we may need to give American thirty days notice.

The board adjourned at 7:50 pm. The next meeting will be at Bruce's home on April 7<sup>th</sup> 2009.

Respectfully submitted, Jeff Ohren, Secretary.