

**Starbright Townhome Association
Minutes
Board of Directors Meeting
April 7, 2021
Via Zoom Conference Call**

- I. **Welcome/Roll Call:** Meeting was called to order at 5:06PM. Those present were Ashlie Kane, President, Valerie Gilliam, Secretary/Treasurer, and Dana Ehlers, Member at Large
- II. **Approval of September 2020 Meeting Minutes** – September minutes had been approved by the Board previously via email.
- III. **Financial Review**
 - a. **Past Dues** – 2 homeowners show large delinquencies, and both are on payment plans. Their balances are going down, so it appears they are making payments on a regular basis. There are four homeowners whose balances seem high. Owners have been contacted and liens placed on 2 of the properties All other receivables are reflective of regular monthly dues and the special assessment. It appears that everyone is paying.
 - b. **Current balances** – the board is pleased with the cash balance held by the HOA. \$29,543 less note payable of \$1315 = \$28,228 in funds.
- IV. **Old Business**
 - a. **Roof Replacement 255 Building**
 - i. Ashlie let us know that after she signed the contract with Kruger Roofing to authorize them to replace the roof, the contract was misplaced.
 - ii. Starbright Townhomes is now on their schedule for June 1, 2021.
 - iii. Elizabeth will send out a notice to homeowners that will be affected closer to the time of the roof project. Homeowners in the 255 building will need to park elsewhere during the roof replacement project.
 - b. **Homogenous design for front of units**
 - i. Ashlie stated that two of the new homeowners have been decorating their rectangular plots.
 - ii. Ashlie believes that rather than the HOA paying to landscape these areas, guidelines should be set up for homeowners to take responsibility. The board unanimously agreed.
 - iii. Valerie to start a rough draft of what guidelines will look like for these plots.
 - c. **Sidewalk repair**
 - i. Adcock Concrete bid is \$2,750 to repair sidewalk to eliminate trip hazards.
 - ii. Foundation Repair Company of Western CO bid is \$4,827.
 - iii. In a review of the 2 bids, there was no big difference in the work to be completed. The Board voted unanimously to move forward with Adcock Concrete. Ashlie to obtain an updated bid.
 - d. **Dumpster headaches**
 - i. Ashlie informed the Board that an unknown male person was diving into the Star Bright dumpster, opening bags, and going through the trash. It appears that he his looking at discarded paper.
 - ii. Ashlie contacted Monument Waste and found out that it is not illegal to go through trash. She also found out that it would only cost \$5 more to have a lock put on the dumpster.
 - iii. The board decided it is not a good idea to have a lock put on the dumpster because it may be an inconvenience for residents that are older or are too short to raise the bar that would be put in place.
 - iv. The board will alert homeowners that this is happening and suggest that homeowners should not put confidential material into the dumpster.

- e. **Fences**
 - i. Hite Handyman Services has given us a bid to replace the fence which is next to the common green area. The cost is \$5,939.
 - ii. The Board voted unanimously to approve this expense.
 - iii. Once a date is established, Ashlie will let Elizabeth know so that she can alert the homeowners that may be affected by the fence replacement.
 - iv. Ashlie will place notes on the doors of two homeowners that do not live in Star Bright that will be affected by the fence replacement.
 - f. **Elm Seed bugs**
 - i. Elm Seed bugs are back.
 - ii. Valerie to alert homeowners via the newsletter about the Elm Seed bugs and that Star Bright townhomes are sprayed on a regular basis.
 - g. **Handyman:**
 - i. Ashlie has contacted Hite Handyman Services for gutter clean out and general services. It appears that this company is responsive the board has authorized that Hite complete the fence work, power wash the buildings and clean out the gutters.
 - ii. All other handyman services that have been contacted do not return phone calls.
- V. **Meeting was adjourned at 5:51 PM.**

TO DO'S

1. Ashlie to obtain updated bid from Adcock Concrete.
2. Valerie: contact Karen Houlihan regarding past dues.
3. Valerie: prepare newsletter to inform homeowners about dumpster diver, roof replacement, elm seed bugs, sidewalk repair.