

Star Bright Townhome Association
Minutes of Board of Directors Meeting
06 09 19
09:30 AM on site

- I. Welcome/Roll Call:** The meeting was called to order at 9:30AM. Those board members present at 9:30AM were Valerie Gilliam (President) and Dana Ehlers (Secretary/Treasurer.) Ashlie Kane, (Vice President,) arrived at 9:50AM.
- II. Approval of January 2019 Board Meeting Minutes** – approved by board members Valerie Gilliam and Dana Ehlers.
- III. Financial Review**
- a. Past Dues - there are 2 homeowners that have serious delinquencies. Both homeowners are on repayment plans and are paying monthly according to their plans.
 - b. Set up account for reserves: A Resolution was signed by the Board to set up a separate account with Alpine Bank. 6 months of reserves will be transferred into this account. According to the 2019 proposed budget that annual figure is \$4056; therefore, ½ of that or 6 months of reserves would be \$2028.
 - c. Pay off small loan used for roof repair – A small loan of \$3600 was taken out last October to pay for roof repair ahead of the winter months. Now that there is sufficient funds from the special assessment, the board approved the payoff of this loan unanimously.
 - d. Remove Ashlie as signer of checking account: Ashlie Kane's new employer, Edward Jones, has a policy that employees cannot have access to funds outside of their own personal funds. A resolution has been signed to remove Ashlie from the Star Bright Townhomes Association checking account held by Alpine Bank. Dana Ehlers will be added as a signer.
 - e. A budget review was conducted, and it appears from the year to date financials that 99% of dues have been collected. The 99% is a calculation based on April ytd figures on amount collected for dues, not counting special assessment. There may be more than 1% past due on monthly dues – the previous owner of 257 #7 is paying monthly on a past due account prior to his family taking over the property – however, this was just a quick calculation to determine whether or not there have been sufficient collection of monthly dues to justify funding the reserve account for 6 months. Several homeowners have not started paying their special assessments. Valerie to contact Elizabeth about the non-payment of the special assessment.
- IV. New Business**
- a. Discuss repairs needed and prioritize.
 - i. Lift and level concrete in front of 251 #7 & #8. Valerie to obtain an updated bid for this work; the bid that was obtained before is 2 years old.
 - ii. Request that Wes Oakes look at attic space above units, all 3 buildings, and make sure there is adequate venting.
 - iii. Re-paint parking lot.
 - iv. Landscaping – the board would like to obtain a bid for removal of trees that are too close to the buildings. Also, would like to see a uniform look in front of the units so will obtain a bid for low water landscaping. Landscaping to be added to annual meeting agenda. The possibility of the addition of lattice dividers to front porches also will be discussed.

- b. Discuss CC&R's Article 10.4 – this provision calls for the HOA to replace and maintain “glass.” This is highly unusual for HOAs to replace and maintain. Valerie to talk with Josh Hewitt and Farmers Insurance.
- c. Discuss signage for parking lot and dumpster - Signage for parking has been obtained and the board discussed where the signs are to be placed. One sign will be placed on the west side of the 257 building and one sign will be placed in front of the overflow parking lot.
- d. Magnetic sign stating “Warning, Dumpster for use of Star Bright Townhomes only. 251, 255 & 257 Beacon Court” was placed on dumpster.
 - i. Valerie to find out what items can go into dumpster and obtain a sign regarding items that are allowed and items that are not allowed.
 - ii. A tour of the premises revealed that the dumpster for Arlington Villas was overflowing and the Star Bright dumpster still had room. Valerie to ask Elizabeth to contact Arlington Villas and suggest a bigger dumpster.

V. Other Business

- a. Problem elm trees – The Elm trees provide great shade but are a nuisance because of the seed pods that are dropped. All the nuisance elm trees are in back yards, which is the responsibility of the homeowners. This subject is to be brought up at the annual meeting for homeowners to discuss.
 - b. Look for real estate signs in front of units. Take a picture of the sign and text to Valerie – It is a good idea to contact the Listing Agents and provide them with a list of the Rules and Regulations of Star Bright Townhomes Association before prospective buyers make an offer on the property. That way, any buyers will know ahead of time what the rules and regulations are.
 - c. Block Party – The City of Grand Junction has a Neighborhood Program in place “...provided at the neighborhood level intended to enhance and maintain a high quality of life for the citizens of Grand Junction.” The service includes a “Block Party Trailer” that neighborhoods can use to organize a clean up party or a block party. The information will be held in file for future use of the Star Bright HOA. The possibility of a joint effort with Arlington Villas HOA was discussed.
 - d. Walk the grounds with Wes Oakes – the final portion of the meeting was dedicated to walking the grounds with the contractor, Wes Oakes. All board members agreed that the buildings look better after the power washing. Prep for painting has been completed and painting of the trim should commence on Monday, June 10.
1. **Set up reserve account with Alpine Bank. Pay off \$3600 loan with Alpine Bank. Contact Alpine Bank to remove Ashlie Kane as a signer of checking account**
 2. **Contact Elizabeth from Heritage Property and HOA Management to find out which homeowners have not started paying special assessment and request advice on what to do. Also, ask Elizabeth to check with Arlington Villas about their dumpster situation.**
 3. **Obtain bid to lift and level concrete in front of 251 #7 & #8. Also have contractor look at all concrete of all 3 buildings.**
 4. **Contact landscape companies to find out how much it would cost to remove trees and start a homogenous landscaping plan for the front of the buildings.**
 5. **Contact Josh DeWitt about glass.**
 6. **Contact Monument Waste to find out what can be discarded in dumpster.**
 7. **Add discussion about landscaping and elm trees to annual meeting agenda.**