

**Starbright Townhome Association**  
**Minutes**  
**Board of Directors Meeting**  
**October 23, 2021**  
**Via Zoom Conference Call**

- I. **Welcome/Roll Call:** Meeting was called to order at 9:06 AM. Those present were Valerie Gilliam, Secretary/Treasurer, and Dana Ehlers, Member at Large
- II. **Financial Review**
  - a. **Past Dues** – 3 homeowners show large delinquencies. Valerie to contact Heritage to find out status on these past dues.
  - b. **Current balances** – Current balance in cash accounts is \$11,279. There were several projects completed in 2021 which has resulted in a lower cash balance: roof replacement 255 building \$14,572, fence repair/maintenance \$5,254, concrete repair \$2640.
  - c. There is an unknown expense under “Passthru Repair” of \$1661. Valerie to find out what this was for.
- III. **Old Business**
  - a. **Roof Replacement 255 Building:** complete
  - b. **Homogenous design for front of units** – to be discussed at Annual Homeowners’ Meeting.
    - i. **Budget for landscaping all plots or**
    - ii. **Develop guidelines on how these plots should be maintained and what can be planted.** Some restrictions apply due to size and water.
  - c. **Sidewalk repair 255 building** - complete
  - 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. This item to be placed on agenda for Annual Homeowner Meeting.
  - e. **Fences** – project not yet complete.
  - f. **Elm Seed bugs** – appeared to only be problematic in July.
  - g. **Handyman:**
    - i. Buildings were power washed.
    - ii. Barbara Butzen has referred Chuck Clarkson to Star Bright for handyman services.
- IV. **New Business**
  - a. Ashlie Green resigns from Board due to sale of home. Valerie Gilliam will take over as President and Dana Ehlers will remain as Member at Large. The HOA will seek a new board member.
  - b. **Annual Homeowners Meeting to take place November 17, 2021, via Zoom.** Items for agenda will be
    - i. **Review of financials:**
      - 1. **Current balance**
      - 2. **Past dues**
    - ii. **Update on projects, repairs & maintenance 2021**

1. Roof replacement
  2. Concrete repair
  3. Fence repair/maintenance
  4. Power washing of buildings
- iii. Dumpster diver – homeowners need to decide to put up with the dumpster diver or put a combo lock on the dumpster.
  - iv. Landscape design for rectangular plots or guidelines for homeowners to adhere to regarding allowable plants and use of water.
  - v. Ashlie Green resignation: HOA needs new Board Member
- V. Meeting was adjourned at 9:06 AM.

**TO DO'S**

1. Valerie: contact Karen Houlihan regarding past dues and unknown expense of \$1661 under Passthru Repair
2. Prepare for Annual Homeowners' Meeting