Franklin HOA Meeting
November 10, 2002

Present: Amanda Tressar (President), Kirk Samsel (Vice-President), Michele Hendrickson (Secretary), Mike Epple

Date Raised	Issue	Expected Outcome	Activities	Person responsible	Date Due	Progress
11/10	Window Film	To implement rules regarding the use of window film.	The board is considering implementing a rule that window film is permissible, unless it detracts from the outward appearance of the building.	HOA Board	January	Amanda is contacting Diana Albert to get further information regarding the window film that Diana wishes to install, the long-term effects of the film, and the level of tint involved.
11/10	Rules and Regulation Handbook	To compile a handbook of rules and regulations for the Franklin Town homes.	The board will vote on a handbook of rules and regulations. This handbook will be made up of the same information found in the by-laws already established.	Amanda/ HOA Board	January	
9/23	Snow Removal	To confirm contract with the snow removal company.	The board has been unsuccessful at receiving the signed contract from Maureen. A contract has been signed by Maureen and has been requested by the board on several occasions.	Michele/ HOA Board	ASAP	* Michele Hendrickson will be the contact person this winter for the snow removal company. If anyone has concerns with the service, please contact her at 303-832-7683.

11/10	South-Side improvements	To improve the appearance of the south-side lawn.	--The board has asked Mike Epple if she would form a committee to research the cost, timing, permit details, etc. for the zero-scaping project. Mike has accepted, and will bring information to next meting. --Mike brought to the board's attention a hole by the fire hydrant on the south side of the building. She will be contacting the city for suggestions on how to fill it.	Mike Epple	January	
7/14	Insurance	To sign a new contract for the Franklin Town homes.	American Family Insurance has been signed on as the new insurance carrier.	HOA Board	Comple ted	
7/14	Finances	To do an overview of the budget/finances.	The board is slowly building up reserves in our account. Stefan will be contacting Maureen to review next year's budget.	Stefan	January	
7/14	Garbage contract	To review the garbage contract.	Reed suggested a garbage removal company at a lower fee. We are currently under contract with BFI. The board will look into Reed's company at the next renewal period. Also, the Board will request more information from Maureen about whether renegotiation with BFI is possible.	HOA Board	Next renewal	* Amanda had requested that Maureen contact BFI about reducing our monthly rate. Maureen did do this, and our rate has been decreased.
9/23	Gutter Cleaning	To contract a company for gutter cleaning.	Amanda will continue to request gutter cleaning quotes from Maureen. We need to have this service done this year.	Amanda/ HOA Board	ASAP	

*****THANK YOU, THANK YOU, THANK YOU*****
Many thanks to our neighbours for making our homes such a pleasant place to live…….

*****For the very fun progressive party last week—Mike and Reed**
*****For clearing the driveway of all the leaves—several times—Mike and Nolan**
*****Watching out for our landscaping time and time again—Mike**
*****Still changing those lights out back—Reed**
*****For all the thankless work you do for us day after day—Amanda**