FRANKLIN TOWNHOME HOA
BOARD MEETING
October 8, 2007

Present: Diane Albert (President), Mike Fyler (Vice-President), Josh Patterick (Treasurer), Ron Kuseski and Suzanne Thorp (Secretary).

The meeting was called to order at 6:05 PM
The meeting was adjourned at 7:25 PM

Issue #1—EXPIRING OFFICER POSITIONS

Both the VP and Treasurer positions expire at the next annual meeting. We currently have a vacant secretary position. Diane has one more year in her position as President. Ron and Suzanne were appointed to fill the Secretary position. They intend to run for Vice-President at the next annual meeting.
Note: Although the original By-laws state that officer terms are for 3 years, the 2002 annual meeting, having a quorum, voted to amend the officer term to 2 years.

Issue #2--PENALTIES FOR LATE DUES PAYMENTS

With the transition from LCM to Allen & Associates in July of 2007, some of the members were confused about where to send their monthly HOA dues and some, who had automatic transfers set up to pay the old management company, needed several months to change those payments. No penalties were assessed for the month of August, The late penalty of $25.00 per month plus 1.75% interest for payments received after the 10th of each month were to be resume in September.
Presently there are still several members in arrears. The officers voted to extend the transition period through October and credit/refund all those assessed.

Issue #3--VOLUNTEERISM

At the August meeting, Doug Allen expressed concern that our Association allows our members to voluntarily participate in work on the property. He was concerned about possible liability issues. Diane has researched the issue and found that it is normal and customary for an Association of our size to allow residents to participate in volunteer work. In addition, we do not need a new insurance policy to cover liability issues.

Issue #4--INSURANCE

Three bids were obtained, and as all had comparable coverage, the Board voted to go with Peliton who has the lowest cost. Details of bids and policies are available to members on request.
Note: 303.771.1800 contact Shelly Wasmuth swasmuth@peliton.net for Certificates of Insurance.

Issue #5--TREE CARE

Our trees are one of our biggest assets for maintaining our property value. Doug Allen thought we should have an annual care contract. A care contract would remove responsibility for tree care from the individual members. The chosen company would automatically schedule inspections and maintenance, including routine pruning and treatments. We received two bids and, in the end, the Board voted to hire Davey Tree and Lawn Care for fertilizing and pest control. The Board voted to hire Mountain High Tree, Lawn and Landscape for pruning. Pruning will be done between December and March.

Issue #6--RESERVE STUDY

A reserve study is used by HOA's to assess whether the present dues are enough to cover eventual large maintenance projects, like roof replacement, etc. The Board sought bids for a study but only received one bid. This was from Reserve Data Analysis. The bid of $800.00 was accepted by the Board.

Issue #7--LANDSCAPING THE BACK ALLEY

Mike asked for volunteers at the August meeting, to participate in a community project to work on landscaping the back alley. There was no interest in a community project. The Board did seek bids for placing new red cedar mulch on the three back planting beds and received two bids. Sentry Properties, who currently do our lawn care and snow removal, gave us the lowest bid. The Board voted to hire Sentry to place the mulch, as well as clean up the trumpet vines and continue with our snow removal for the coming winter.