

STANWOOD MANOR MEETING MINUTES

DATE: 11/11/14 **TIME:** 6:30 **PLACE:** Round Table Pizza
BOARD ATTENDEES: Donna Johannes, June Conway and Riika Magnus, Jim Norman
ABSENT: David Smethers
HOMEOWNER ATTENDEES: Leonard Conway, Sharon Godsey, Tsering Yudon (and relative)

The meeting was called to order at 6:30 PM.	Board
A quorum was declared	Board
A motion was seconded to approve the minutes of the 4/29 meeting	Board
OLD BUSINESS:	
Trees removed from in front of Bldg. A. Planting of 6 new trees pending.	Board
Can we know status of injured worker on our property?	Board
NEW BUSINESS:	
Planting of new trees: A bid by Proscape to plant them for \$840. seems reasonable. Locations for new trees: we think #1 in front of unit 9; #2 in front of unit 10 (where old trees were), #3 in rear of raised bed on upper level. Board members will email Donna (johannesd@frontier.com) after walking the property and identifying where the new Dogwood trees might be planted.	Board
Bamboo in front of #16: It is expensive to remove and problematic in that it will cost when it grows back. Normally the homeowner is responsible for the removal; however this unit is in bankruptcy. We wondered if the bank could be asked to have it removed. The Board voted 4-0 to approve a resolution that no bamboo is allowed unless it is in a container and the clumping variety. This will be added to the rules and regulations.	

Homeowner concerns:

1. Owner of # 23 would like to call Proscape re: herself pruning the hydrangea in front of #23 and #24. The Board approved.
2. Owner of #10 complained that since the two large trees were removed, water is building up in front of Bldg A each time it rains. The gutters are overflowing. There is concern that it will seep into the laundry room downstairs. It was noted that gutter cleaning that would be done soon and new trees will help with this. It should be reported immediately if water seepage is noted in the laundry room.
3. #10 voiced concerns that there is dog and cat poop piles which seem to be moved around by the landscape workers vs. being removed. The Board members will look into this.
4. A homeowner voiced concerns re: HOA fees increasing every year and wanted to see the monthly financial statement. ***Any homeowner can email Mike (mike@superiorcommunity.com) to request a monthly financial summary.***

Homeowner Reminders

- Any conversion of a unit to a rental property must be submitted to the management company for approval (banking requirements, that only a fixed percentage may be rental properties, affects ability to sell units.)
- Any changes to the exterior must be submitted to the management company for architectural review
- The Association website can be found at www.stanwoodmanor.com