

# Stanton Place East

Condominium Association, Inc.

Owners Meeting Minutes/Summary  
Monday, September 30th, 2024-6:30pm  
Ixonía Town Hall

- Handouts to owners-Budget vs. Actuals, Meeting Agenda
- Introduction of Board Members-Rick Goldberg (President) Heidi Farber (Treasurer)
- First order of new business
  - Owners were made aware of Jack Kaczmarek resigning as Vice President at the end of August (moved).
  - The board is in need of a new Vice President, Secretary, and general members. Owners were encouraged to reach out via email if they have interest in joining the board.
  - A question was asked about general maintenance around the buildings and who to contact if owners need assistance.
    - **Response:** Anything inside of the units besides windows, patio doors, etc. is the owner's responsibility to hire someone. If owner's notice any exterior or common area repair/maintenance needs, they should email the association or contact Rick or Heidi to take care of it.
  - Discussion about payments to board members for their maintenance and paying an overall maintenance person.
    - **Response:** Owners were told Jack Kaczmarek previously and Heidi Farber currently, receive(d) a \$100/month credit and it wasn't likely that more money could be allocated towards a maintenance person or paying board members more. Our HOA

dues cover heat, water/sewer, garbage, property insurance, and much more. All of the income the association brings in is accounted for and being used.

- Second order of business
  - Complaints about dogs-reminder that owners need to clean up after their dogs in a timely manner and dispose of any doggy bags in a trash can or the dumpster and that barking needs to try to be controlled with training, kennels, etc.
  - Discussion from owners about complaints from people who could be avoiding the area of their units.
- Third order of business
  - Landscaping-Abrovida trees around the buildings have been removed, as requested by the association's insurance companies.
    - Discussion and general concern from owners about the immense weed overgrowth around all three buildings. Owners were made aware we had a bid from a landscaping company to take care of the weeds for \$2,800 and the general consensus was that it needed to be done and it's well worth the money. Rick and/or Heidi will contact the landscaping company to approve the work order.
    - Discussion about more landscaping to be done for next year (removing more trees and bushes, spring and fall clean up, general upkeep) and finding a company to contract for a year at a time.
  - Fourth order of business
    - Dumpster Usage- Please remember to break down boxes before putting them into the dumpsters and large items need to be taken to the dump; they cannot be left next to the dumpsters or in the basement anywhere.

- Owner commented about garbage bags being left on the ground next to the dumpster in building 3.
- Fifth order of business
  - Security Windows-Rick talked about upper 3 bedroom units needing to have a window gate or block their windows with a sitting ledge in front of it from opening more than 4 inches, per the insurance company. Children could fall out of the windows (and it has happened here). Owners are responsible for buying and installing the gate or blocking the window from openings. Gates can be found on Amazon.
- Sixth Order of Business
  - HOA Dues Overview-Owners were referred to the year-to-date Budget vs. Actuals report. Heidi talked about the water/sewer bill being raised again for 2025 and to expect HOA dues to be raised, as well. The increase last year and for 2025 is only to cover the cost of the water bill increase.
- Seventh Order of Business
  - 2025 Repair and Maintenance-The association would like to get bids on exterior door replacement and obtaining a new address sign for 1064. Owners asked the board about duct cleaning/dryer vent cleaning, power washing the basement and exterior of buildings, carpet cleaning in stairways going to garages, and new flooring in the entry ways. Discussion and agreement about obtaining bids for the work and to see what can be allocated in next year's budget.

- Last Order of Business
  - Open floor for owner comments, questions, concerns
    - Owner asked about their parking spots; Rick and Heidi have different documents with different spots allocated to that owner and will try to get the correct spots from the unit deed.
    - Owner asked about multiple recreational vehicles being stored in the parking lot; discussion between owners that the vehicles will be moved soon, as they are selling their unit.
    - Rick made owners aware that the condos will be warrantable after he sells 2 or 3 more units, therefore it should be easier for buyers to get financing.
    - Owner comment about keeping patios and balconies looking presentable; not using them as storage units.
    - Multiple owners discussed the storage units in the garages and made the board aware that water will often leak down the walls with heavy rain. At one point, sealant was used and it helped a bit.
    - Owner question about VA loans
      - **Response:** Yes! We are VA loan approved.
    - Owner question about having large/tall shelving to store totes in parking garage and what was acceptable.
      - **Response:** Bylaws will have to be checked, but it's assumed if it's that tall it's a fire hazard and shouldn't be used to that extent.

- Owner questions about winter and when our plowing company services our parking lots and if we are open to bids from other plowing companies.
  - **Response:** Rick believed they come out to plow, service sidewalks, salt, etc. with 3 inches of snow and we are very much open to bids.
- Owners comment about parking lots in winter and how to park/move vehicles to plowed spaces when able so (hopefully) all spots can be cleared.
- Owner question and discussion about the potential of a new bylaw banning renting out units.
  - **Response:** It would be a very hard bylaw to pass and non beneficial to many owners.
- Owner concern about a unit in building 2 that has made the entire entryway and stairway smell of smoke, so bad that it has prevented another owner from selling their unit.
  - **Discussion/Response:** A letter will be drafted and given to the owner of the unit responsible for the pungent odor. Further discussion on this issue will have to be had by the board to come up with how to appropriately solve the odor issue.
- Final discussion about adding board members in the near future.
  - Rick is selling his units and Heidi will be selling or renting hers out in the next

couple of years. More discussions will need to be had to decide what the association will do if we do not have enough board members. Owners are encouraged to join, if interested, or to nominate others.

- Final comment from Heidi about contacting the board via email with any other questions, comments, or concerns that were not touched on during the meeting.

- End Meeting

*If you were not able to attend the meeting and have any questions, comments, or concerns, please email the association at [info@stantonplacecondos.com](mailto:info@stantonplacecondos.com)*