

Starbuck Roof Resolution (Board Meeting of Aug 8, 2012)

The following motion was made by Ferris Peery and seconded by Sue McCarthy:

Whereas, all or almost all of the Starbuck homes had extensive roof damage from the hail storm of June 6, 2012 which accordingly will cause the complete replacement of all or almost all of the 43 Starbuck roofs;

Whereas, many of the homeowners requested that the Board consider alternatives in addition to the current CertainTeed Grand Manor asphalt shingle which is now on all 43 homes;

Whereas, the current Starbuck covenant with respect to our Starbuck roofs currently reads:

“Section 11.4 Structural Alterations and Exterior Appearance. All improvements on Lots shall be installed in accordance with the plans and specifications approved by the Starbuck Design Review Committee. No structural alterations to any existing improvement on any Lot (including the construction of any additional skylight, window, or door) or any Common Area shall be made or caused to be made by any Owner without the prior written approval of the Board of Directors and the Starbuck Design Review Committee. No work shall be undertaken which may result in changes in the appearance of any improvement on any Lot, including, without limitation, the exterior color and texture and roof material of the house or dwelling on the Lot, except as permitted by the Starbuck Design Review Committee and the Board of Directors. No addition or alteration of landscaping or exterior lighting on any Lot, or Common Area shall be undertaken without the prior written approval of the CPV Design Review Committee and the Board of Directors.”;

Whereas, because of the magnitude of the situation, the Board felt it was necessary to gain the input of the homeowners. Among other things, this input included two homeowner meetings, several meetings with the CPHA DRC, the formation of the concrete tile committee, and numerous emails and/or mailings. See below for “timeline of events”;

Whereas, a preference ballot was presented to the homeowners with 32 or 74.4% of the ballots being returned all in favor of the below resolution;

Resolved that all homeowners will have the dual option of either staying with the CertainTeed Grand Manor Sherwood Forest “or” going to the Boral concrete roof tile with Saxony slate style utilizing any of the three colors of Telluride, Teton or Prairie Green.

Resolved also that this resolution be provided to both the CPHA and the Starbuck DRC Committees and that it be posted to the Starbuck website.

This motion was unanimously approved.