

STAPLETON FILING 2

Board of Directors Meeting

Minutes

Call to order:

The regular monthly meeting of the Stapleton Filing 2 Board of Directors was held on November 17, 2005 at 3:00 p.m. Roll call was taken and a quorum was established. The meeting was called to order by Board President, Dennis Scott. Also present were Board Members Stephen Buckmelter and Edwin Adolfson. Also present was Barry Mack, Regional Senior Property Manager for Weststar Management.

Open Forum/Guests:

There were no homeowners or guests present.

Approval of previous meeting minutes:

The Board reviewed the minutes of the October 20, 2005 Board Meeting. They noted a minor change on page two, where it read "a type O", they felt it should read "an error". With the correction made, Stephen Buckmelter made a motion to approve the minutes as written. Ed Adolfson seconded the motion. The motion passed unanimously.

Financials:

The Board reviewed the financial statements for the month of October 2005. They then discussed two delinquent homeowners and Barry Mack was directed to obtain a title report on one and find out from the Association's attorney what was happening with payment from the other homeowner. The Board directed Barry Mack to file the October financials for future audit.

Old Business:

The Board discussed the upcoming January 2006 SB-100 legal requirements. Barry had previously provided the Board with a boiler plate of those requirements. Dennis Scott said that he would make the necessary changes per the By-laws and Declarations of Stapleton Filing 2 and have them ready to vote into the Associations Documents at the December 2005 Board Meeting.

New Business:

The Board discussed the problem with air vents on the outside of the buildings coming loose. This has been going on for some time and, it was the Board's understanding through the developer, McStain that a cherry picker was going to be used to re-attach them. But to date, nothing has been done. Barry Mack Directed to contact McStain to find out why

nothing has been done. The Board then discussed the bills from the previous management company MSI which were deducted from the Association's petty cash fund and then, were forwarded along with a check for the balance. Rather than pursue the matter over a few dollars, the Board decided that it would be a "no win situation" and too time consuming to pursue. The Board then reviewed and discussed the revised bid from Ground Services on trees to plant along 29th Avenue. Dennis to discuss this matter further with the homeowners at the upcoming December 1st Annual Meeting. The Board then Asked Barry Mack to check with Ground Services on when the Deadheading of the common area plants and removal of tree leaves was going to be done.

Adjournment:

There being no further business to come before the Board, Ed Adolfson made a motion to adjourn the Board Meeting. Stephen Buckmelter seconded the motion. The motion passed unanimously. The meeting was adjourned at 4:05 p.m.