

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 December 14, 2005 at 2:57 p.m. Roll call was taken and a quorum was established. The meeting was called to order by Board President, Dennis Scott. Present were Board Members Stephen Buckmelter and John Olenberger. Also present was Barry Mack, Regional Senior Property Manager for Weststar Management.

Open Forum/Guests:

Present were homeowner Edwin Adolfson and, Zack Richmond representing Ground Services landscape Company. The Board discussed several area's where they felt that the landscaping crews were not doing as good a job as they should be such as cutting the lawns with 21" mowers instead of 42" Edwin Adolfson felt the lawns looked as if they had been chewed instead of mowed. Zack said that many times when they were out to mow, the lawns were wet on 29th Avenue. Barry was directed to contact Forrest City to see who Zack could coordinate with so that he could schedule his mowing the day after they water. Dennis asked if small mowers would increase the contract pricing, Zack said it would not. Edwin Adolfson stated that he was not happy with the general policing of the property to pickup debris. Zack stated that the crews only come out every two weeks in the winter time but that he would follow their cleanup work more closely. Barry stated he would follow up the day after each cleanup to see what progress had been made. Zack was asked to add an addendum to the contract to use smaller mowers and to include blowing off the back driveways.

Approval of previous meeting minutes:

The Board reviewed the minutes of the November 17, 2005 meeting. Dennis noted a word correction on page two. A motion was made to accept the minutes as corrected. The motion was seconded and passed.

Financials

The Board reviewed the financial statements for the month of November 30, 2005. They noted that two homeowners were quite delinquent; one was already at the attorney. After some discussion, a motion was made on the homeowner at the attorney, to proceed with filing foreclosure on their unit. The motion was seconded and passed. The Board directed Barry to send out a certified letter to the other homeowner giving him a chance to either pay up in full or work out some kind of reasonable payment program to get caught up.

Old Business:

Dennis said he had thoroughly read over the boiler plate SB-100 requirements that Barry had provided. He felt it was too complicated. He wanted to simplify the entire process. He asked the board for permission to contact attorney Myra Lansky to discuss how to do so. A motion was made to allow Dennis to do so. The motion was seconded and passed.

New Business:

The Board then discussed what positions they each should have on the Board. A motion was made to keep Dennis Scott in the President's slot. The motion was seconded. The motion passed. A motion was made to elect John Olenberger to the position of Secretary/Treasurer. The motion was seconded. The motion passed. A motion was made to elect Stephen Buckmelter to the position of Vice President. The motion was seconded. The motion passed.

Adjournment:

There being no further business to come before the Board, A motion was made to adjourn the meeting. The motion was seconded. The motion passed. The meeting was adjourned at 4:45 p.m.