

**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 April 27, 2006. Roll call was taken and a quorum was established. The meeting was called to order by Dennis Scott, President at 3:05 pm. Others present were: Board Members John Olenberger, Stephen Buckmelter and, Barry Mack, Regional Senior Property Manager for Weststar Management.

Open forum/Guests:

Present were homeowner Linda Davidson, Zack Richmond representing Ground Services Landscape Co., and Myra Lansky the Association's attorney.

Review of previous Board Meeting Minutes:

The Board reviewed the minutes from the March 23, 2006 Board Meeting. They noted a change on page two. A motion was made to approve the minutes as amended. The motion was seconded and passed.

Financials:

The Board reviewed the financial statements for the period ending March 31, 2006. There being no questions, the Board directed Barry to file the statements for future audit.

Old Business:

At 3:25 pm. The Board stopped the regular Board Meeting and went into executive session to discuss a delinquent account. The Board then reconvened the regular Board Meeting at 4:05 pm. The Board unanimously agreed that they would waive all the 2006 late charges but would not waive any of the 2005 late charges or any of the legal fees already incurred. Myra Lansky agreed to follow up with the delinquent homeowner. The Board directed Myra to check on another delinquent account on whether a receiver had been appointed.

New Business:

Zack Richmond gave the Board a preview and schedule of when such things as mowing, pruning, fertilization, aeration, etc. would occur during the summer season. Barry and Zack brought up that a walk through to discuss what the Board was going to do with the landscaping should occur soon. The Board picked May 4, 2006 for the walk through.

The Board reviewed a contract that was sent to them from the Master Association, Forest City. The Board directed Barry to send a reply letter stating that none of the three proposals in the contract were acceptable and, that they should refer to section 5.04, page #17 of Stapleton's declarations as to why the Board was rejecting their proposals.

Myra Lansky reviewed and discussed the policies, procedures, amendments, and rules of SB-100 and of some of the changes the amended SB-89 would have.

Adjournment:

There being no further business to come before the Board, a motion was made to adjourn the meeting. The motion was seconded and passed. The meeting was adjourned at 5:05 pm. The next meeting is scheduled for 5/25/06.