

STAPLETON FILING 2 BOARD OF DIRECTORS MEETING

Call To Order:

The regular monthly meeting of the Stapleton Filing 2 Board of Directors was held on April 26, 2007 at 3:00 PM. Roll call was taken and a quorum was established. The meeting was called to order at 3:10 PM by Board President, John Olenberger. Also present was Board Member, Steve Buckmelter, Board Member Irene King was absent, and, Barry Mack, Regional Senior Property Manager for Weststar Management.

Open Forum/Guests:

No homeowners or guests were present.

Approval of previous meeting minutes:

The Board reviewed the minutes of the March 29, 2007 regular Board Meeting. A motion was made to approval the minutes as presented. The motion was seconded and passed.

Financials:

The Board reviewed the financial statements for the month ending March 31, 2007. Barry was directed to research why the "other admin." Budget line item was so high. The Board directed Barry to file the financial statements for future audit.

Old Business:

The Board discussed two delinquent accounts. Barry was directed to contact the association attorney and have them move forward with foreclosure on the one account and, to advise the attorney that the Board still wants all the legal costs waived on the other delinquent account, not just half, as the attorney has offered unless, the attorney can show written documentation from either a Board Member or, from the management company, that shows that they were told to close the case last year.

New Business:

The Board discussed the building painting and questioned whether the association was responsible to paint & maintain the metal window well covers on Syracuse or, was the individual homeowner.

The Board reviewed the Gardner Painting 4/20/07 letter regarding the exterior repair work. A motion was made to approve the repair work. The motion was seconded and passed.

The Board directed Barry to obtain three bids to acid wash the front of all the brick work along 29th Avenue.

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 4:15 PM. The next Board Meeting is scheduled for May 31, 2007.