

## **STAPLETON FILING 2 BOARD MEETING MINUTES**

### **Call to order:**

The regular meeting of the Stapleton Filing 2 Board of Directors was held on May 31, 2007 at 3:00 PM. Roll call was taken and a quorum was established. The meeting was called to order at 3:25 PM by Board President, John Olenberger. Also present were Board Member Steve Buckmelter and, Barry Mack, Regional Senior Property Manager for Weststar Management.

### **Open forum/Guests:**

There were no homeowners or guest's present.

### **Approval of previous meeting minutes:**

The Board reviewed the minutes of the April 26, 2007 Board Meeting. A motion was made to approve the minutes as presented. The motion was seconded and passed.

### **Financials:**

The Board reviewed the financial statements for the month ending April 30, 2007. The Board questioned why there was \$6.00 under miscellaneous income, Barry directed to research the item.

The Board discussed the recent theft of several expensive above ground water valves. Barry was directed to talk with the associations auditor to determine if the theft loss could be written off. Barry also directed to obtain bids to cage (enclose) the valves to prevent future theft. There being no further questions, the Board directed Barry to file the statements for future audit.

### **Old Business:**

The Board discussed the bid from Gardner Painting for repairs to several of the buildings. A motion was made to accept the bid as presented. The motion was seconded and passed.

The Board discussed the continuing matter of a delinquent homeowner whom the Board felt the attorney had not handled properly thus requiring the Board to consider writing the past due late fees and attorneys fees off. The attorney had offered to write off half the attorney fees, but the Board had wanted all the fees removed. The Board directed Barry to speak with the attorney and let them know that they were not pleased with the offer but, would consider accepting it if the attorney would offer to do an in-depth review of the associations documents with regard to homeowner vs. association vs. insurance responsibility and liability requirements at no cost to the association.

Barry directed to contact Gardner Painting concerning some repairs that still had not been completed at unit 7820 E. 29th Avenue.

### **New Business:**

The Board discussed an e-mail from a upset homeowner concerning the type of plants in their front yard that drew bees of which the homeowner was extremely allergic to. Barry was directed to forward the e-mail to the associations attorney for an opinion on how Barry was to respond.

**Adjournment:**

There being no further business to come before the Board, a motion was made to adjourn the meeting. The motioned was seconded and passed. the meeting was adjourned at 4:35 PM.