

STAPLETON FILING 2 BOARD MEETING MINUTES

Call to order:

The regular meeting of the Stapleton Filing 2 Board of Directors was held on July 11, 2007 at 3:00 PM. Roll call was taken and a quorum was established. The meeting was called to order at 4:15 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 guests present.

Approval of previous meeting minutes:

The Board reviewed the minutes of the May 31, 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 months ending 5/31/07 & 6/30/07. The Board felt that some of the items in the financials were repetitious or unnecessary and asked that they be removed from future Board packages. There being no further questions, the Board directed Barry to file the statements for future audit.

Old Business:

The Board discussed sending out a letter to all the homeowners concerning the painting of all the buildings which would ask them to help the Board and Management by carefully inspecting their own units, and to report any missed places or wood needing repairs to Barry. They also discussed the possibility of asking for volunteers to be on the Board in that letter as well. Barry is to draft the letter and forward it to the Board for review. Steve mentioned that his back door had still not been painted and John stated that the board on his back deck was still not done. Barry was directed to pass this information on to the painting supervisor.

The Board discussed the stolen water valves and directed Barry to obtain a competitive bid from Rainbow Landscaping (Leo) to compare to the bid given by the present landscaper, Ground Services.

The Board discussed the Association's attorney and the offer by that firm to give 1/2 of their fees back to the Association due to a problem with a delinquent homeowner wherein the Board felt that the attorney had made a mistake thus causing the Association to incur fees it should not have. The Board directed Barry to tell the attorney that they were still not happy with the offer and that they would be going out to find another attorney unless all of the fees were waived.

New business:

The Board directed Barry to contact Zack at Ground services and have him come to the August Board Meeting to discuss landscaping. The Board discussed Ground Services bid to replace the dead tree at 2960. Barry was directed to obtain a competitive bid from Rainbow Landscaping (Leo).

The Board directed Barry to check the Association's Declarations and Bylaws to determine if the Board could just appoint someone to replace Irene King to finish out her term at the up coming Annual Meeting or whether they would have to elect someone.

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 5:13 PM.