

STAPLETON FILING 2
ANNUAL MEETING MINUTES
DECEMBER 6, 2007

Call to order:

The meeting was called to order at 7:10 pm by John Olenberger, Board President.

Establish Meeting Quorum:

Twenty-six (26) homeowners were present either in person or by proxy. Therefore, a quorum was established per the Association's legal document.

Introduction of Board Members:

John Olenberger introduced himself along with Board members Stephen Buckmelter and Jeff Motes. Also present, Nickie Greco and Nikki Kreger, Property Managers with Weststar Management.

Approval of 2006 Annual Meeting Minutes:

The Annual meeting minutes were distributed but not voted on. The minutes for the 2006 will be approved during the phone conference.

President's Annual/Financial Report:

John Olenberger spoke in detail regarding the re-design of the planter beds located in the front of the homes along E. 29th Ave. as well as Syracuse Ct. Brian Edwards, Project Manager with Aspen Landscaping, LLC was introduced and brought forward to explain the photos that were present named Package 1 and Package 2. This project will cost \$57,000 and will be paid in full by year end of 2008. Each homeowner has the option to choose between the two packages with Package 2 costing the homeowner an additional \$350 payable to Aspen Landscape by February 2008. The scope of work will include the replacement of plants, drip lines and weed barring fabric. Aspen Landscaping will provide a three year warranty and one year service contract included in the price quoted. Work is scheduled to begin December 2007 and will be completed April 2008.

Election of Directors:

Two positions on the Board were up for election. The position occupied by Jeff Motes must be re-elected as Jeff was filling in a term vacated by a previous Board member. The re-elected term will expire at the Annual meeting in 2009. It was moved and seconded to nominate Jeff Motes to fill the term. Motion carried unanimously and Jeff Motes was elected to carry out the remainder of the term.

The second position is a three year term which will expire at the Annual meeting in 2010. The Board called for nominations from the floor. It was moved and seconded to nominate Sally Madsen. Motion carried unanimously. With no other nominations from the floor Sally was elected to a three year term.

Budget Ratification – Review and Acceptance:

Due to approving the budget later than anticipated, a special meeting will be conducted via phone conference on December 28, 2007 at 1:30 pm.

Adjournment:

There being no further business to come before those present, a motion was made to adjourn. The motion was seconded and passed. The meeting was adjourned at 8:45pm.