

STAPLETON FILING 2

January 3, 2008

Minutes

PRESENT: John Olenberger, Sally Madsen and Nickie Greco of Weststar Management.

Prior to the meeting the Board held a discussion regarding re-landscaping of the property and information that John found while trying to research accusations that were brought to light by a homeowner on the Tom Martino Show as well as the BBB site and the Denver County Court site regarding suits brought against Aspen Landscape.

CALL TO ORDER:

The Board of Directors meeting was called to order at 6:35 p.m. A quorum was established.

APPROVAL OF NOVEMBER 29, 2007 MEETING MINUTES:

It was moved by Sally Madsen and seconded by Jeff Motes via email to approve the November 29, 2007 meeting minutes with changes made to the heading to reflect Meeting Minutes in lieu of Annual Meeting Minutes and in the Audit paragraph change to reflect the word not to no. Motion carried unanimously.

FINANCIALS:

The Board reviewed the financial statements and the current list of owners who are delinquent on their dues. The Board requested not to include the Bank Reconciliation in all future packets.

Gardner Painting was paid in full. This early payoff saved the Association \$6,000.

GENERAL DISCUSSIONS:

The Board discussed general business regarding pre-approval payment plans that were approved on a case-by-case basis with the attorney's office. The Board opted not to obtain the retainer program that was offered at this time.

An Architectural request was submitted by Michael Hegarty regarding a steel security door. Sally made a motion to approve the steel security door with conditions and Jeff seconded the motion via-email.

The reserve study was tabled until the next meeting on February 12, 2008, at 7:00 pm.

A great deal of conversation was spent on the topic of Aspen Landscaping. Concerns were raised about accusations of business practice on the Tom Martino Show, the Better Business Bureau's unsatisfactory rating and information that was located on the Denver County Court website regarding a settlement against Aspen Landscaping. The property manager spoke openly about having limited communication between herself and Aspen Landscaping. Aspen Landscaping made it known that they will work directly with the

Board and were not interested in dealing with the property manger on any level. Before any decision is made by the Board regarding the contract and scope of work by Aspen Landscaping, a series of questions will first need to be asked, answered and reviewed by the Board.

Sally will draft a post card to be mailed to all homeowners requesting e-mail addresses to increase the communication between homeowners and Board members. This will save expenses regarding copying and postage costs.

ADJOURNMENT:

There being no other business to come before the Board, the meeting was adjourned at 8:54 p.m.