

STAPLETON FILING 2

February 9, 2008

Minutes

PRESENT: Jeff Motes, John Olenberger, Sally Madsen

CALL TO ORDER: The Board of Directors meeting was called to order at 12:35pm. A quorum was established.

HOMEOWNER'S FORUM: No homeowners were present which was not unexpected as the time and date of the meeting was recently changed. It was agreed that The Board should let the Association know that at the present time it is not possible for us to have a regularly scheduled meeting time due to the fact that all 3 Board members work full time and the Board president travels frequently.

APPROVAL OF JANUARY 3, 2008 MEETING MINUTES: The meeting minutes are amended as follows. a/Jeff Motes was not present at the meeting. b/ The 2nd paragraph under FINANCIALS to read: Gardner Painting was paid in full. This early payoff saved the Association \$6,000. c/Last paragraph on page 1 under General Discussions: change Landscape in first and last line to Landscaping for consistency. Also on first line of page 2, change "was" to "were". Minutes were approved with the above amendments.

REVIEW CURRENT FINANCIALS: Current financial statements were not available at this meeting. These will be reviewed once Weststar makes them available. There has been a change in accounting personnel at Weststar.

The Board did learn that information received at the last meeting regarding payment received from a homeowner for delinquent fees was incorrect. At this time the homeowner owes \$1524.00. John expressed his concern that the information presented at the last meeting was not correct, and over the length of time it is taking to track down this owner and the delinquent fees. The Board agreed that it needs to schedule at least a conference call with the attorney to get a better understanding of the process, though it appears that the difficulty here has been in finding and serving this individual. Jeff agreed to work with Weststar to get something set up with the attorney.

There were also 2 checks that Weststar had given to John. One is a check that was signed at last month's meeting but not mailed as The Board had a question about the charges. Since this question has not been answered The Board is still not willing to send out the payment. The 2nd is payment of attorney's fees. Part of this is for a previous period charge so The Board does not know what the charge represents. Jeff took the checks since John will be out of town and will hold them pending receipt of the necessary background information.

UNFINISHED BUSINESS: a) Landscape Improvements: The Board has received bids from 3 additional contractors for work on the landscaping project. One – from JBK – was not considered seriously as it was much higher than the other two and not much detail was provided in the proposal. The Board will ask Nickie to try to set up appointments with American Civil Construction and CoCal Landscape to walk the property with the Board either Saturday afternoon February 16 or Saturday March 1

Since the bids are nearly double the amount proposed by Aspen Landscaping the Board talked about the possibility of just doing 29th Ave at this time as it is in much worse condition than Syracuse. The Board will need to consult with our attorney regarding the feasibility of rebating the dues increase to the Syracuse homeowners before a decision can be made about this. This is by no means a final plan, just an idea that was discussed.

The Board also agreed that a letter needs to go to the owners as soon as possible regarding the developments with Aspen and Sally agreed to draft this letter this weekend.

b) Action Items –Weststar Property Manager's Report: Questions from last month's meeting were answered. 1. The delinquent homeowner situation was discussed above. 2. The Weststar website is capable of posting the date and time of Board meetings. This is where the Board will want to include a disclaimer regarding a regularly scheduled meeting time. 3. Suzanne, the association's attorney was planning to attend the February 12 meeting and will need to be advised that there is no meeting on that date. . 4. The fee schedule is accurate as far as the attorney's fees are concerned. What is in the fee agreement is subject to change.

c) Additional Items from the Board: 1. The Board discussed the reserve assessment study that needs to be completed. John stressed that he wants to be sure that the Association receives a quality study without paying more than is necessary as there seems to be a wide variance in fees and services. He will contact Christine Hawkins at McStain to see if she has any recommendations for a particular provider. 2. Sally did draft a postcard to ask the owners to send email information to Weststar but The Board agreed that since a letter will go out very soon regarding Aspen Landscaping, a bright color paper insert should be included with this mailing rather than send a separate postcard. Sally will get the text to Nickie.

ADJOURNMENT: There being no further business the meeting was adjourned at 2pm. A date for the March meeting was not set.