

STAPLETON FILING 2

April 14, 2009-Minutes

PRESENT: Ann Koerner and Jennifer Spielman – Board of Directors

Cary Miller - Homeowner

Nickie Greco – Property Manager

CALL TO ORDER: The Board of Directors meeting was called to order at 5:37 pm. A quorum was established.

HOMEOWNERS FORUM: No items were brought up for discussion.

APPROVAL OF MARCH 11, 2009 MEETING MINUTES: The meeting minutes were approved with changes. Jennifer made a motion to accept the minutes and Ann seconded the motion. Motion carried unanimously.

REVIEW CURRENT FINANCIALS: The Board reviewed the financial statements and Jennifer questioned the \$12, 510.00 spent in March for ground improvement. The improvement consisted of side yard improvements along E. 29th Ave, Syracuse, the 29th alley west of Ulster as well as the west and east sides of 29th and Spruce, in conjunction with tree replacement on Valentia St. With there being no further question or concerns, the financials were accepted pending audit.

UNFINISHED BUSINESS: The downspouts that run behind the mission homes and tuck under homes have become damaged due to being run over or stepped on. To resolve this issue, it was decided to remove the extender piece to the mission homes along Syracuse and add a concrete splash block to lessen any damage that could be caused by heavy rains when washing out of the gutters. The tuck under homes along E. 29th Avenue opted to have the damaged part cut down thus making the extender piece shorter. Ann made a motion to accept Dan Eikermann's proposal of \$710 to remove the extender section to the mission homes along Syracuse. Ann made a motion to accept the proposal for \$710 and Jennifer seconded the motion. Motion carried unanimously.

American Civil Constructor provided an enhancement proposal for a tree care program to protect against disease and to deep root feed the trees throughout the property due to drought conditions. The cost of the tree care program is \$2,320 per time basis; suggest doing these two to three times a year. Ann made a motion to accept the proposal for tree care and Jennifer seconded the motion. Motion carried unanimously.

NEW BUSINESS: The Board of Directors asked Cary Miller if he would be interested in joining the Board as there was a vacant position open. Cary accepted the offer and will fill the vacant position of Vice President until the next Annual Meeting in 2009. Ann and Jennifer would like to extend a warm welcome to Cary and look forward his participation over the next few months.

ADJOURNMENT: There being no further business the meeting was adjourned at 6:17 pm.