

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

May 13, 2009 Board of Directors Meeting Minutes

PRESENT: Ann Koerner, Jennifer Spielman and Cary Miller – Board of Directors

Elissa Conger – Weststar Property Management, Property Manager

1. **CALL TO ORDER:** The Board of Directors meeting was called to order at 5:38 pm. A quorum was established. The new property manager, Elissa Conger, was introduced to the Board of Directors.
2. **HOMEOWNER FORUM:** No items were brought up for discussion.
3. **APPROVAL OF APRIL 14, 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.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending April 30, 2009. Questions regarding the pending audit and associated costs were noted; the property manager was asked to obtain the draft audit from L.R. Compton II, LLC. The property manager was asked to further research snow removal costs and to provide a date audit of the costs associated with each snow event.
5. **UNFINISHED BUSINESS:**
 - a. **Action Items:** No action items at this time.
 - b. **Additional Items From The Board:** No additional items at this time.
6. **NEW BUSINESS:**
 - a. **L.R. Compton II, LLC – Draft Audit:** Tabled until receipt of the draft of the audit is received by the Board.
 - b. **Rain Sensors:** Cary motioned to approve the proposal from ACC Landscape Management to install five (5) wireless rain sensors at a cost of \$875.00 and to pursue the \$250.00 rebate from Denver Water upon proof of installation. Ann seconded; motion carried unanimously.
 - c. **Additional Items From The Board:** Discussion was held regarding homeowner's responsibility to replace light bulbs on the exterior of the buildings. The Board reviewed the correspondence regarding the interior repair request at 8020 E. 29th Ave. and determined that the owner is responsible for the interior repair. Cary made a motion to approve the additional landscaping improvement proposals from ACC Landscape Management to replace dead plant material that was not a part of the warranty from the 2008 renovations, to top-dress remaining mulch beds and to repair vehicle damage to a rock bed at a total cost of \$12,293.00. Ann seconded; motion carried unanimously.
7. **CORRESPONDENCE:** Reviewed and no additional questions.
8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 6:53 pm.