

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

December 7, 2009 Board of Directors Meeting Minutes

PRESENT: Jennifer Spielman, Ann Koerner, 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 7:56 pm. at the Stapleton Community Room immediately following the Annual Meeting. A quorum was established.
2. **HOMEOWNER FORUM & HEARINGS:** No owners were in attendance; no items were discussed.
3. **APPROVAL OF NOVEMBER 4, 2009 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Ann made a motion to approve the November 4, 2009 board meeting minutes as submitted; Jennifer seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending November 30, 2009. Jennifer made a motion to accept the financials for the period ending November 30, 2009 pending an audit; Cary seconded. Motion carried unanimously.
5. **UNFINISHED & NEW BUSINESS:**
 - a. **2010 Appointment of Officers:** Tabled due to no directors being elected due to lack of quorum at the preceding Annual Meeting.
 - b. **Management Contract Renewal:** The management contract renewal from Weststar Management for January 1, 2010 through December 31, 2010 was presented. The contract did not call for an increase in management fees for 2010. The management fee will remain \$1,300.00 per month. Cary made a motion to approve the management contract renewal for 2010; Ann seconded. Motion carried unanimously.
 - c. **Additional Items From The Board:** Discussion regarding reconvening the Annual Meeting in early 2010 was held. The Board will examine the legal process necessary to reconvene the Annual Meeting in order to hold elections for the Board of Directors.
6. **ADJOURNMENT:** There being no further business the meeting was adjourned at 8:15 p.m.