

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

January 20, 2010 Board of Directors Meeting Minutes

PRESENT: Jennifer Spielman, Ann Koerner, Cary Miller– Board of Directors
Elissa Conger – Weststar Property Management, Property Manager
Gene West – RBC Wealth Management

1. **CALL TO ORDER:** The Board of Directors meeting was called to order at 5:39 pm. at the Stapleton Community Room at 2823 Roslyn Street, Denver, CO, 80238. A quorum was established.
2. **HOMEOWNER FORUM & HEARINGS:** No owners were in attendance; no items were discussed.
3. **APPROVAL OF DECEMBER 7, 2009 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Cary made a motion to approve the December 7, 2009 board meeting minutes as submitted; Jennifer seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:**
 - a. The Board reviewed the preliminary financial statements for the period ending December 31, 2009. Discussion was held regarding the snow removal expenses. Jennifer made a motion to accept the financials for the period ending December 31, 2009 pending an audit; Cary seconded. Motion carried unanimously.
 - b. Gene West with RBC presented information regarding the Association's reserve accounts and discussed options for investing the reserve funds with the Board of Directors.
5. **UNFINISHED BUSINESS:**
 - a. **Action Items:** Discussed upcoming spring 2010 projects to include concrete repairs/replacements, the installation of additional cobble in landscaping areas that are being damaged by vehicles in the winter and an evaluation of the painting on the buildings.
 - b. **Insurance Guidelines Policy & Maintenance Matrix:** Discussed matrix and responses from owners. Management asked to evaluate adding the responsibility of maintenance/replacement of decks to the reserve study.
 - c. **Additional Items From The Board:** No additional items were discussed.
6. **NEW BUSINESS**
 - a. **Rescheduling Annual Meeting:** Discussed rescheduling the annual meeting in May or early June to hopefully increase owner attendance and participation due to the start of the growing season.
 - b. **Additional Items From The Board:** No additional items were discussed.

7. **CORRESPONDENCE:** Reviewed and no additional questions.
8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 6:32 p.m.