

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

February 9, 2010 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 5:34 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 JANUARY 20, 2010 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Jennifer made a motion to approve the January 20, 2010 board meeting minutes as submitted; Cary seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:**
 - a. The Board reviewed the financial statements for the period ending January 31, 2010. Management was asked to further review some missing expenses with accounting and prepare revised financials for the next board meeting.
5. **UNFINISHED BUSINESS:**
 - a. **Action Items:** Discussed the Stefco repair proposal for 8020 E. 29th Ave; proposal for the repairs to the bathroom are \$300.00. The Board approved the proposal and asked management to forward to the owner for approval. The repair costs will be split 50/50 between the Association and the owner.
 - b. **Additional Items From The Board:** Discussion was held regarding the snow removal expenses; management was asked to gather all snow removal invoices for the 2009/2010 season for the Board of Directors to review at the next board meeting.
6. **NEW BUSINESS**
 - a. **Additional Items From The Board:** Discussion was held regarding decks and their exclusion from the reserve study. Management was asked to review email correspondence between the previous board president & manager to determine the rationale for the exclusion of the decks from the Association's reserve study.
7. **CORRESPONDENCE:** Reviewed and no additional questions.
8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 6:14 p.m.