

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

April 13, 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 5:31 pm. at the Stapleton Community Room at 2823 Roslyn Street, Denver, CO, 80238. A quorum was established.
2. **HOMEOWNER FORUM & HEARINGS:** Discussion was held regarding the handrails along 29th Ave. and the verbal quote to repaint the rails. The manager was asked to confirm any City or County of Denver codes related to handrails.
3. **APPROVAL OF MARCH 9, 2010 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Jennifer made a motion to approve the March 9, 2010 board meeting minutes as submitted; Ann seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending March 31, 2010. Jennifer made a motion to approve the financial statements for the period ending March 31, 2010 pending an audit; Ann seconded. Motion carried unanimously.
5. **UNFINISHED BUSINESS:**
 - a. **Action Items:** Discussion was held regarding holding a landscaping walk at the beginning of the May board meeting. The manager was asked to contact Terracare to arrange the landscaping walk at 5:30 p.m. on May 11, 2010.
 - b. **Reconvened Annual Meeting Date/Notice:** Discussion was held regarding holding the reconvened annual meeting in June. The Board reviewed the notification and supporting documents and suggested several changes. The manager was asked to obtain yard signs to be placed throughout the community the night before the annual meeting to remind owners.
 - c. **Additional Items from the Board:** There were no additional items brought forward by the Board for discussion.
6. **NEW BUSINESS**
 - a. **Ratify Security Door & Awning Approval:** Ann made a motion to ratify the previous approval of the security door and the awning submitted by 8340 E. 29th Ave. on the condition that the security door is a black color; Jennifer seconded. Motion carried unanimously. The Board discussed making black the only approved color for all security doors installed along 29th Ave.
 - b. **2010 Concrete Replacement List:** The Board reviewed the revised concrete replacement list and the manager informed the Board that the list is out for bid at this time.
 - c. **Reserve Study Bids:** The Board reviewed the two reserve study bids submitted at this time and decided to table the matter until the third bid is received.

- d. **Additional Items from the Board:** Discussion was held regarding the slow start to the landscaping maintenance and concerns over the slow response to remove storm damaged trees by Terracare. Discussion was held regarding a meeting and/or discussion with the other McStain community, Stapleton Rowhomes, in regard to sharing information and ideas to further benefit the community. The manager was asked to contact the other board members to determine if they would be interested in a meeting and/or discussions.

7. **CORRESPONDENCE:** Reviewed and no additional questions.

8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 6:42 p.m.