

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

May 11, 2010 Board of Directors Meeting Minutes

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

Dennis Scott- Owner

Elissa Conger – Weststar Property Management, Property Manager

1. **CALL TO ORDER:** The Board of Directors meeting was called to order at 5:36 pm. at Noodles & Company at 7401 E. 29th Ave., Denver, CO, 80238. A quorum was established.
2. **HOMEOWNER FORUM & HEARINGS:** Held later in the meeting at approximately 6:30 p.m. Discussion regarding the design guidelines and enforcement of them in the community. Dennis provided additional information and background regarding previous board's decisions and requested that the Board amend the design guidelines rather than grant variances. Discussion was held regarding the staining of the privacy fences behind the homes on Syracuse Ct. Discussion was held regarding continuing damage to the landscaping from trash trucks in the alley behind the homes at the corner of Syracuse Ct. and 29th Ave. Discussion was held regarding the various opinions on including the decks in the Association's maintenance responsibilities versus individual owner's responsibility.
3. **APPROVAL OF APRIL 13, 2010 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Jennifer made a motion to approve the April 13, 2010 board meeting minutes as submitted; Cary seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending April 30, 2010. Jennifer made a motion to approve the financial statements for the period ending April 30, 2010 pending an audit; Ann seconded. Motion carried unanimously.
5. **UNFINISHED BUSINESS:**
 - a. **Reconvened Annual Meeting Date/Notice:** Discussion regarding the timing and holding a reconvened annual meeting so close to the 2010 annual meeting was held. The Board determined to not hold a reconvened annual meeting in June. Due to the importance of the insurance guidelines and maintenance chart it was determined to hold a special meeting in August to review these two items only and then proceed with the 2010 annual meeting in the fall.
 - b. **Reserve Study Proposals:** Discussion was held regarding the three proposals from McCaffery Reserve Consulting, Aspen Reserve Studies and Association Reserves. The matter was tabled pending further review of the companies websites and sample proposals.
 - c. **2010 Concrete Replacement Proposals:** Discussion was held regarding the concrete proposals from Brown Brothers and Meadows Concrete. The Board asked for revised proposals to only include the top 3-4 worst areas at this time due to the costs.
 - d. **Action Items:** Discussion was held regarding getting a proposal to stain the privacy fences behind Syracuse Court; the manager was asked to follow up on

getting the bid from Decorex. Discussion was held regarding a plant replacement list from Terracare. Discussion was held regarding the woodpecker infestation in the community this spring and the work being done by American Pest Control.

- e. **Additional Items from the Board:** Discussion was held regarding the proposal from Terracare to add additional cobble/stones to areas being driven over in the alleyways as well as fix the alleyway near the corner of 29th Ave. and Syracuse Ct. The Board approved proceeding with the cobble repairs as proposed.

6. NEW BUSINESS

- a. **2009 Audit Draft:** Cary made a motion to approve the 2009 audit as presented; Jennifer seconded. Motion carried unanimously.
- b. **Exterior Building Painting Proposals:** Discussion was held regarding the proposals from Decorex and Gardner Painting; the manager was asked to solicit additional proposals.
- c. **Exterior Painting Railings on 29th Ave.:** Discussion was held regarding options for repainting the handrails along 29th Ave. and the cost. The manager was asked to contact professionals to explore other options.
- d. **Additional Items from the Board:** No additional items were brought forward.

7. CORRESPONDENCE: Reviewed and no additional questions.

8. ADJOURNMENT: There being no further business the meeting was adjourned at 7:55 p.m.