

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

November 15, 2010 Board of Directors Meeting Minutes

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

Ricardo Lases– Weststar Property Management, Property Manager

1. **CALL TO ORDER:** The Board of Directors meeting was called to order at 7:43 p.m. at William Roberts Elementary located at 2100 Akron Way, Denver, CO, 80238. A quorum was established.
2. **HOMEOWNER FORUM & HEARINGS:** No items were brought forward.
3. **APPROVAL OF OCTOBER 20, 2010 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Jennifer made a motion to approve the October 20, 2010 board meeting minutes. Ann seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending October 31, 2010. Jennifer made a motion to approve the financial statements for the period ending October 31, 2010 pending an audit; Cary seconded. Motion carried unanimously.
5. **UNFINISHED BUSINESS:**
 - a. **Reserve Study:** The draft of the Reserve Study was reviewed. Ann made motion to approve the 2010 Reserve Study from Aspen Reserves upon adding on the notes that the Association is not responsible for wooden railing and balconies. Jennifer seconded. Motion carried unanimously.
 - b. **Additional Items from the Board:** No additional items were brought forward.
6. **NEW BUSINESS**
 - a. **2011 Management Agreement:** The 2011 management agreement was reviewed. Ann made motion to approve and sign the contract for 2011. Jennifer seconded. Motion carried unanimously.
 - b. **Manager Action Items:** The manager's action item list was reviewed. No additional items were brought forward.
 - c. **Additional Items from the Board:** Cary Miller will act as the Vice President until his term is up. Bruce Albright will be the treasurer. Since there are no pending items for 2010 the board decided to not have a board meeting in December. The next board meeting will be January 11th, 2011.
7. **CORRESPONDENCE:** Reviewed and no additional questions.
8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 8:00 p.m.