

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

January 11, 2011 Board of Directors Meeting Minutes

PRESENT: Ann Koerner, Cary Miller, and Bruce Albright – Board of Directors

Ricardo Lases– Weststar Property Management, Property Manager

1. **CALL TO ORDER:** The Board of Directors meeting was called to order at 5:35 p.m. at 7960 E 29th Ave, Denver, CO, 80238. A quorum was established.
2. **HOMEOWNER FORUM & HEARINGS:** No items were brought forward.
3. **APPROVAL OF NOVEMBER 15, 2010 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Ann made a motion to approve the November 15, 2010 board meeting minutes. Bruce seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending December 31, 2010. Cary made a motion to approve the financial statements for the period ending December 31, 2010 pending an audit; Bruce seconded. Motion carried unanimously.
5. **UNFINISHED BUSINESS:**
 - a. **Additional Items from the Board:** No additional items were brought forward.
6. **NEW BUSINESS**
 - a. **Additional Items from the Board:** Bruce requested a spreadsheet to be done indicating the projects that have been completed including the warranty times on each project.

Since we continue to receive concerns from homeowners regarding woodpeckers and the damages that they caused, the Board asked management to find out if there is anything that can be done to prevent them. The Board also requested to have Decorex repair the woodpecker damages at 8300 E 29th Ave
7. **CORRESPONDENCE:** Reviewed and no additional questions.
8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 6:03 p.m.