

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

February 8, 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 5:41 p.m. at the Stapleton Master Association Community Room, 2823 Roslyn St., Denver, CO, 80238. A quorum was established.
2. **HOMEOWNER FORUM & HEARINGS:** No items were brought forward.
3. **APPROVAL OF JANUARY 11, 2011 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Ann made a motion to approve the January 11, 2011 board meeting minutes once the discussion about woodpeckers is added to minutes. Bruce seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending January 31, 2011. Cary made a motion to approve the financial statements for the period ending January 31, 2011 pending an audit; Ann seconded. Motion carried unanimously.
5. **UNFINISHED BUSINESS**
 - a. **Additional Items from the Board:** No additional items were brought forward.
6. **NEW BUSINESS**
 - a. **Warranty List:** The Board reviewed the warranty list for all those items that have warranty. The Board requested to include the started/finished dates for all items. The Also additional items need to be investigated and added to the list as needed; siding on the 29th units, Stucco, McStain warranty, and timer boxes/sprinklers.
 - b. **2011 Legal Fee Schedule:** The Board reviewed the 2011 Legal Fixed Fee Schedule. Ann made a motion to approve the retainer program and continue with the same services as 2010; Cary seconded. Motion carried unanimously.
 - c. **Tree Care Proposal:** The Board reviewed the Tree Care Proposal for 2011. The Board requested to check with Swingle Tree about how many times per year/season the treatment/maintenance is needed. Ann made a motion to approve the Tree Care Proposal for 2011; Bruce seconded. Motion carried unanimously.
 - d. **Additional Items from the Board:** The Board requested a bid from Premier Landscape for the Tree rigs care. The Board also asked management if the winter watering for the trees was completed. This was done on December of 2010.
7. **CORRESPONDENCE:** Reviewed and no additional questions.
8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 6:24 p.m.