

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

March 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

Dan Vogt from Premier Landscape met with the Board of Directors prior the board meeting to discuss the current ground conditions in the community. The following items were recommended to be done by the landscape company:

- a. Bury exposed the irrigation system throughout the community. Bid will be submitted to be reviewed by the board at the next meeting.
 - b. Installation of mulch throughout all mulch beds. Rubber mulch was not recommended to be used as it is more expensive and it does not look as nice as wood, however it does last longer. Dan recommended having three (3) inches of mulch above ground. Bid will be submitted to be reviewed by the board at the next meeting.
2. **CALL TO ORDER:** The Board of Directors meeting was called to order at 6:37 p.m. at the Stapleton Master Association Community Room, 2823 Roslyn St., Denver, CO, 80238. A quorum was established.
3. **HOMEOWNER FORUM & HEARINGS:** No items were brought forward.
4. **APPROVAL OF FEBRUARY 8, 2011 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Bruce made a motion to approve the February 8, 2011 board meeting minutes. Ann seconded. Motion carried unanimously.
5. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending February 28, 2011. Bruce made a motion to approve the financial statements for the period ending February 28, 2011 pending an audit; Ann seconded. Motion carried unanimously.
6. **UNFINISHED BUSINESS**
 - a. **Warranty List:** The Board reviewed and approved the warranty list for those items with current warranty.
 - b. **Additional Items from the Board:** No additional items were brought forward.
7. **NEW BUSINESS**
 - a. **2011 Painting Phase Two Schedule:** The Board reviewed the 2011 Painting Schedule and approved to paint the remaining buildings on 29th Ave. Ann made a motion to approve the painting of the rest of the units on 29th Ave; Bruce seconded. Motion carried unanimously.
 - b. **Additional Items from the Board:** The Board requested a bid for the pruning of the fruit trees throughout the community. This bid to be reviewed via email as the pruning needs to be done as soon as possible.
8. **CORRESPONDENCE:** Reviewed and no additional questions.
9. **ADJOURNMENT:** There being no further business the meeting was adjourned at 7:00 p.m.