

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

April 12, 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 5:50 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 MARCH 8, 2011 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Ann made a motion to approve the March 8, 2011 board meeting minutes. Cary seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending March 31, 2011. Bruce made a motion to approve the financial statements for the period ending March 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. **Installation of Mulch Proposal:** The Board reviewed the proposal presented by Premier Landscape for the installation of mulch. The board decided to schedule a walk through the property after the water lines have been buried to then decide on the installation of mulch.
 - b. **Burying Irrigation System Proposal:** The Board reviewed the proposal presented by Premier Landscape to bury the water lines exposed throughout the community. Ann made a motion to approve the burying of the exposed water lines throughout the community; Cary seconded. Motion carried unanimously.
 - c. **Additional Items from the Board:** The Board requested to check with Swingle Tree to find out their opinion on the treatment of the fruit trees in the community. Per Premier they are still on time to prune these trees; however there are some concerns with the timing.
7. **CORRESPONDENCE:** Reviewed and no additional questions.
8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 6:50 p.m.