

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

May 10, 2011 Board of Directors Meeting Minutes

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

Ricardo Lases– Weststar Property Management, Property Manager

Jerry W. McKinney - Homeowner

1. **CALL TO ORDER:** The Board of Directors meeting was called to order at 5:38 p.m. at the Stapleton Master Association Community Room, 2823 Roslyn St., Denver, CO, 80238. A quorum was established.
2. **HOMEOWNER FORUM & HEARINGS:** Mr. McKinney offered his help and time creating a newsletter for the community. He presented to the Board his ideas and talked about his expertise with previous newsletters he has done. Mr. McKinney will draft a newsletter and will present it to the Board at the next meeting for approval.
3. **APPROVAL OF APRIL 12, 2011 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Ann made a motion to approve the April 12, 2011 board meeting minutes. Bruce seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending April 30, 2011. Bruce made a motion to approve the financial statements for the period ending April 30, 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. **2011 Tree Care Proposal:** The Board reviewed the proposal presented by Swingle Tree for the treatment of the fruit trees throughout the community. Cary made a motion to approve the treatment of the fruit trees throughout the community; Ann seconded. Motion carried unanimously.
 - b. **Additional Items from the Board:** The Board reviewed the proposal presented by Reconstruction Experts to replace the foam siding by the roofs on the 29th Ave homes to avoid any further woodpecker/flicker damages. The bid presented was to remove the foam siding and replaced it a metal cap flashing. The cost included on the bid was for \$36,530.21 per building.
7. **CORRESPONDENCE:** Reviewed and no additional questions.
8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 6:20 p.m.