

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

September 13, 2011 Board of Directors Meeting Minutes

PRESENT: Ann Koerner 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 5:23 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 AUGUST 9, 2011 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Ann made a motion to approve the August 9, 2011 board meeting minutes. Bruce seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending August 30, 2011. Ann made a motion to approve the financial statements for the period ending August 30, 2011 pending an audit; Bruce seconded. Motion carried unanimously.
5. **UNFINISHED BUSINESS**
 - a. **Additional Items from the Board:** The Board requested bids to remove the shutters in between buildings on the flat roof buildings on 29th Ave. as the current shutters have been damage by the sun, rain, etc.
6. **NEW BUSINESS**
 - a. **Draft of 2012 Budget:** The Board reviewed the draft of the 2012 Budget. A few more entries will be adjusted once invoices are received from the roofing company, concrete company, etc. The 2012 Budget will be presented to the Board at the next board meeting.
 - b. **Mulch Proposal:** Premier Landscape presented a proposal for the installation of mulch throughout the entire community. Due to the time of the year, Premier Landscape offered a discount of almost 25% off of the original price. Ann made a motion to approve the proposal presented by Premier Landscape to upgrade to Cascade Fiber Cedar mulch (Gorilla mulch) as presented to take advantage of such discount. Bruce seconded. Motion carried unanimously.
7. **Additional Items from the Board:** Ann reported that the concrete around the railing closest to her front door is chipping off. It was requested to have the concrete company check into this while they were completing the concrete projects in the community.
8. **CORRESPONDENCE:** Ann made motion to approve the application submitted by 8330 E 2^{9th} Ave for the installation of a Screen Door. Bruce seconded. Motion carried unanimously.
9. **ADJOURNMENT:** There being no further business the meeting was adjourned at 6:29 p.m.