

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

October 11, 2011 Board of Directors Meeting Minutes

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

Ricardo Lases – Weststar Property Management, Property Manager

1. **CALL TO ORDER:** The Board of Directors meeting was called to order at 5:36 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 SEPTEMBER 13, 2011 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Ann made a motion to approve the September 13, 2011 board meeting minutes. Bruce seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending September 30, 2011. Ann made a motion to approve the financial statements for the period ending September 30, 2011 pending an audit; Bruce seconded. Motion carried unanimously.
5. **UNFINISHED BUSINESS:**
 - a. **Draft of 2012 Budget:** The Board reviewed the draft of the 2012 Budget. A list of the woodpecker total cost and damages was requested by the Board. Ann made a motion to adopt the 2012 Proposed Budget with no increase. Bruce seconded. Motion carried unanimously.
 - b. **Additional Items from the Board:** Cary reported that there is gutter leaning on the back of 8172 E 29th Ave. Painters to be contacted to re-attached gutter.
6. **NEW BUSINESS**
 - a. **2011-2012 Snow Removal/Landscape Proposals:** The Board reviewed the proposal presented by Premier Landscape for the 2011/2012 Snow removal and landscape maintenance. Ann made a motion to approve the proposal presented by Premier Landscape for the 2011-2012 Snow removal and landscape maintenance; Cary seconded. Motion carried unanimously.
 - b. **Removal of Shutters Proposal:** The Board reviewed the proposal presented by Decorex to remove the damaged shutters throughout the community. The item died for lack of any motion.
 - c. **2011 Annual Meeting Notice:** The 2011 annual notice was reviewed.
 - d. **Action Items List:** Reviewed and no additional questions.
 - e. **Additional Items from the Board:** No additional items were brought forward.
7. **CORRESPONDENCE:** Reviewed and no additional questions.
8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 7:00 p.m.