

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

January 10, 2012 Board of Directors Meeting Minutes

PRESENT: 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 5:40 p.m. at the Backstage Coffee Shop, 1000 14th St., Denver, CO, 80202. A quorum was established.
2. **HOMEOWNER FORUM & HEARINGS:** No items were brought forward.
3. **APPROVAL OF DECEMBER 13, 2011 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Bruce made a motion to approve the December 13, 2011 board meeting minutes. Cary seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending December 31, 2011. Bruce made a motion to approve the financial statements for the period ending December 31, 2011 pending an audit; Cary seconded. Motion carried unanimously.
5. **UNFINISHED BUSINESS:**
 - a. **Additional Items from the Board:** The board and management discussed different solutions that may be approachable to handle the flickers during 2012. It was determined to gather information and quotes for the installation of flicker houses. If this solution works, then the board will proceed with the same solution throughout the community.
6. **NEW BUSINESS**
 - a. **Action Items List:** Reviewed and no additional questions.
 - b. **Additional Items from the Board:** No additional items were brought forward.
7. **CORRESPONDENCE:** Reviewed and no additional questions.
8. **EXECUTIVE SESSION.** The board reviewed a payment plan proposed by a delinquent homeowner. The board denied the payment plan and proposed a new payment to be presented to the delinquent homeowner.
9. **ADJOURNMENT:** There being no further business the meeting was adjourned at 6:00 p.m.