

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

September 11, 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 5:19 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 August 14, 2012 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Cary made a motion to approve the August 14, 2012 board meeting minutes. Bruce seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending August 30, 2012. Bruce made a motion to approve the financial statements for the period ending August 30, 2012 pending an audit; Cary seconded. Motion carried unanimously.
5. **UNFINISHED BUSINESS:**
 - a. **Trees Replacement Proposals:** The Board reviewed the proposal presented by Premier Landscape and Swingle Tree to replace several dead trees in the community. The Board also reviewed the report presented by Swingle Tree explaining why these have died and why some others are in bad conditions. Due to the report presented by Swingle Tree the Board requested to have the current landscape company, Premier Landscape, to at least pay for two of the trees to be replaced. Cary made a motion to approve the proposal presented by Swingle Tree, however only (5) five of the nine (9) trees on the proposals to be replaced. Bruce seconded. Motion carried unanimously.
 - b. **Additional Items from the Board:** No additional items were brought forward
6. **NEW BUSINESS:**
 - a. **Draft of 2013 Budget:** The Board reviewed the draft of 2013 budget. The Board suggested having another draft with a least a \$10.00 increase. The 2013 budget will be reviewed at the next board meeting.
 - b. **2012 – 2013 Snow Removal/Landscape Proposals:** The Board interviewed three companies, Valley Crest, GroundMasters, and Schultz Industries. The Board will contact all references from all three companies and will select one of the three for the coming 2012 – 2013 Snow removal/landscape season.
 - c. **Action Items List:** Reviewed and no additional questions.
 - d. **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 7:20 p.m.