

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

October 9, 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 5:25 p.m. at the Backstage Coffee Shop, 1000 14th St., Denver, CO, 80202. A quorum was established.
2. **HOMEOWNER FORUM & HEARINGS:** Cary reported that the board is drafting a newsletter.
3. **APPROVAL OF SEPTEMBER 11, 2012 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Cary made a motion to approve the September 11, 2012 board meeting minutes. Bruce seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending September 30, 2012. Bruce made a motion to approve the financial statements for the period ending September 30, 2012 pending an audit; Cary seconded. Motion carried unanimously.
5. **UNFINISHED BUSINESS:**
 - a. **2012 – 2013 Snow Removal/Landscape Proposals:** The Board reviewed the proposal presented by GroundMasters, Valley Crest and Schultz to perform snow removal and landscape maintenance for the 2012-2013 season. The board has checked the references presented by all three companies and visit some of the sites that they currently work with; Cary made a motion to approve the proposal presented by Valley Crest. Bruce seconded. Motion carried unanimously.
 - b. **Draft of 2013 Budget:** The Board reviewed the draft of 2013 budget. Bruce made a motion to adopt the 2013 budget with the proposed \$15.00 increase, raising the dues from \$175.00 to \$190.00. Cary seconded. Motion carried unanimously.
 - c. **Additional Items from the Board:** The board requested to have Premier Landscape to perform the winterization of the sprinkler system before their contract is up.
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:** The board reviewed and approved the request for the installation of a storm door at 8120 E 29th Ave.
8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 6:20 p.m.