

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

January 23, 2013 Board of Directors Meeting Minutes

PRESENT: Bruce Albright, Cary Miller, and Mary Ellen Lederman – 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 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 11, 2012 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Cary made a motion to approve the December 11, 2012 board meeting minutes. Mary Ellen seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending December 31, 2012. Cary made a motion to approve the financial statements for the period ending December 31, 2012 pending an audit; Bruce seconded. Motion carried unanimously.
5. **UNFINISHED BUSINESS:**
 - a. **Tree Pruning Proposal:** The Board reviewed the proposals presented by Swingle Tree and Valley Crest to prune all the trees throughout the community. Bruce made a motion to approve the proposal by Swingle Tree as presented. Mary Ellen seconded. Motion carried unanimously.
 - b. **2013 Management Contract:** The board reviewed the 2013 management contract. Bruce made a motion to approve the management contract for 2013 as presented by Weststar Management. Cary seconded. Motion carried unanimously.
 - c. **Additional Items from the Board:** No additional items were brought forward
6. **NEW BUSINESS:**
 - a. **Additional Items from the Board:** Bruce reported a roof tile to be repaired at 2840 Syracuse Ct.
7. **CORRESPONDENCE:** Reviewed and no additional questions.
8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 5:48 p.m.