

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

May 14, 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 APRIL 9, 2013 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Mary Ellen made a motion to approve the April 9, 2013 board meeting minutes. Bruce seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending April 30, 2013. Cary made a motion to approve the financial statements for the period ending April 30, 2013 pending an audit; Bruce seconded. Motion carried unanimously.
5. **UNFINISHED BUSINESS:**
 - a. **Additional Items from the Board:** No additional items were brought forward
6. **NEW BUSINESS:**
 - a. **Flicker Damages Repairs:** The Board decided to have management do an inspection of all the damages caused by the flickers at the end of the season to make repairs by October of 2013.
 - b. **2012 Draft of Financial Audit:** The board reviewed the draft of the 2012 Financial Audit presented by L.R. Compton. The board will further review and the 2012 audit will be discussed at the June board meeting.
 - c. **Additional Items from the Board:** No additional items were brought forward
7. **CORRESPONDENCE: Deck Cover Request – 7902 E 29th Ave** - The Board reviewed the request form the owner at 7902 E 29th Ave for the installation of a deck cover. Bruce made a motion to approve the installation of the deck cover with the following conditions:

The fabric used must be a neutral color.
The color of the posts holding the fabric must match the existing railing. The post must also be nicely installed
Rain or melting snow must not interfere with adjacent units when running off.
Current and any future owner(s) assume all responsibility for maintenance and repair of the deck cover.

Mary Ellen seconded. Motion carried unanimously.
8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 6:11 p.m.