

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

June 11, 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 5:35 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 MAY 14, 2013 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Cary made a motion to approve the May 14, 2013 board meeting minutes. Bruce seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending May 31, 2013. Cary made a motion to approve the financial statements for the period ending May 31, 2013 pending an audit; Bruce seconded. Motion carried unanimously.
5. **UNFINISHED BUSINESS:**
 - a. **2012 Draft of Financial Audit:** The board reviewed the draft of the 2012 Financial Audit presented by L.R. Compton. Cary made a motion to approve the 2012 financial audit as presented; Bruce seconded. Motion carried unanimously.
 - b. **Additional Items from the Board:** No additional items were brought forward
6. **NEW BUSINESS:**
 - a. **2013 Insurance Policy:** The Board discussed the proposed insurance policy for the 2013-2014 presented by Travelers. The proposal includes a 2% wind and hail deductible. Ricardo explained that other two agents are working on hopefully getting another proposal that does not include the 2% wind and hail deductible. Proposals will be presented at the July board meeting.
 - b. **Landscaping Planting Improvements:** The board reviewed the proposal presented by Valley Crest to remove and replace the dead shrubs and trees in the community. The board requested to have Swingle Tree submitted a separate proposal for the replacement of the dead trees. Valley Crest must update their proposal removing all trees and re-submit to replace the dead shrubs. The board will further review the proposals at the July board meeting.
 - c. **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 6:15 p.m.