

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

January 14, 2014 Board of Directors Meeting Minutes

PRESENT: Cary Miller, and Bruce Albright – Board of Directors

Ricardo Lases – Weststar Management, Property Manager

NOTE: There was not meeting held in December 2013.

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:** No items were brought forward.
3. **APPROVAL OF OCTOBER 8, 2013 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Cary made a motion to approve the October 8, 2013 board meeting minutes. Bruce seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending December 31, 2013. Bruce made a motion to approve the financial statements for the period ending December 31, 2013 pending an audit; Cary seconded. Motion carried unanimously.
5. **UNFINISHED BUSINESS:**
 - a. **Additional Items from the Board:** No additional items were brought forward
6. **NEW BUSINESS:**
 - a. **Adoption of 2014 Collection Policy:** The board reviewed the Collection policy drafted by the association's legal consul, Winzenburg Leff Purvis & Payne to comply with statue SB1276. Bruce made a motion to adopt the policy as drafted; Cary seconded. Motion carried unanimously.
 - b. **2013 Financial Audit/Tax Preparation Proposal:** The Board reviewed the proposal presented by L.R. Compton to perform the 2013 financial audit and tax preparation. Bruce made a motion to approve the proposal submitted by L. R. Compton as presented. Cary seconded. Motion carried unanimously.
 - c. **Additional Items from the Board:**
 1. The board requested a proposal from Decorex to perform touch ups to the south facing decks on 29th Ave.
 2. The board requested to have Swingle investigate any possible treatments/preventions for possible iron chlorosis.
 3. The board approved to request an extension of the current permit for flicker removal.
7. **CORRESPONDENCE:** Reviewed and no additional questions.
8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 5:50 p.m.