

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

February 11, 2014 Board of Directors Meeting Minutes

PRESENT: Cary Miller, and Mary Ellen Lederman – Board of Directors

Ricardo Lases – Weststar Management, Property Manager

Kiffin Smith – Homeowner

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:** Mr. Smith, owner of 7810 E 29th Ave was at the meeting to present a request to the board to replace his furnace, including 2 inch PVC for the intake and exhaust.

Upon motion duly made and seconded the replacement of the furnace and the installation of vents was approved, subject to:

- a. Owner must send a copy of the City inspection once the installation has been completed.
 - b. Owner and/or any future owners will be responsible for any damages caused by the installation.
 - c. Exterior vents must match the color of the building.
3. **APPROVAL OF JANUARY 14, 2014 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Cary made a motion to approve the January 14, 2014 board meeting minutes. Mary Ellen seconded. Motion carried unanimously.
 4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending January 31, 2014. Cary made a motion to approve the financial statements for the period ending January 31, 2014 pending an audit; Mary Ellen seconded. Motion carried unanimously.
 5. **UNFINISHED BUSINESS:**
 - a. **Additional Items from the Board:** No additional items were brought forward
 6. **NEW BUSINESS:**
 - a. **Paint Touch – Ups Proposal for South Facing Decks:** The Board reviewed the proposal presented by Decorex to touch up the paint on the south facing decks on 29th Ave. Cary made a motion to approve the proposal submitted by Decorex as presented, to not exceed \$9,000.00. Mary Ellen seconded. Motion carried unanimously.
 - b. **Additional Items from the Board:**
 1. The board requested to have Swingle investigate any possible treatments/preventions for possible iron chlorosis. A formal proposal to be presented to the board at the next meeting.

7. **CORRESPONDENCE:** Reviewed and no additional questions.

8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 5:50 p.m.