

**STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.**

December 9, 2014 Board of Directors Meeting Minutes

**PRESENT:** John Cook and Mary Ellen Lederman – Board of Directors

Cary Miller – Homeowner

Ricardo Lases – Weststar Management, Community Manager

1. **CALL TO ORDER:** The Board of Directors meeting was called to order at 5:27 p.m. at the Backstage Coffee Shop, 1000 14<sup>th</sup> St., Denver, CO, 80202. A quorum was established.
2. **HOMEOWNER FORUM & HEARINGS:** No items were brought forward.
3. **APPROVAL OF OCTOBER 14, 2014 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Mary Ellen made a motion to approve the October 14, 2014 board meeting minutes. John seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending October 31, 2014. Mary Ellen made a motion to approve the financial statements for the period ending October 31, 2014 pending audit; John seconded. Motion carried unanimously.
5. **UNFINISHED BUSINESS:**
  - a. **Additional Items from the Board:** No additional items were brought forward
6. **NEW BUSINESS:**
  - a. **Election of Officers:** John Cook was appointed by the board to replace Cary Miller for the remaining of his term. Upon motion duly made and seconded, the election of officers was selected as mentioned below. Motion carried unanimously.

Bruce Albright – President  
Mary Ellen Lederman – Vice President  
John Cook – Treasure
  - b. **Tree Pruning Proposals:** The board reviewed the proposals for tree pruning submitted by Swingle Tree and Mountain High Tree. Mary Ellen made a motion to approve the proposal as submitted Mountain High Tree to perform the tree pruning throughout the community, this to be done during January or February to get the contractor discounted rate; John seconded. Motion carried unanimously.
  - c. **Stair Replacement Proposal – 8030 E 29<sup>th</sup> Ave:** The board reviewed the proposal submitted by PST to replace the front concrete stairs. The board agreed to inspect the property and bring recommendation to the next board meeting.
  - d. **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 6:07 p.m.