

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

February 10, 2015 Board of Directors Meeting Minutes

PRESENT: John Cook, Bruce Albright, and Mary Ellen Lederman – Board of Directors

Ricardo Lases – Weststar Management, Community Manager

No meeting was held on January 2015

1. **CALL TO ORDER:** The Board of Directors meeting was called to order at 5:33 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 DECEMBER 9, 2014 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Mary Ellen made a motion to approve the December 9, 2014 board meeting minutes. John seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending January 31, 2015. Mary Ellen made a motion to approve the financial statements for the period ending January 31, 2015 pending audit; Bruce seconded. Motion carried unanimously.
5. **UNFINISHED BUSINESS:**
 - a. **Stair Replacement Proposal – 8030 E 29th Ave:** The board reviewed the proposal submitted by PST to replace the front concrete stairs. The board agreed to include the replacement of this set of stairs on the 2015 concrete repairs list to be completed later on this summer.
 - b. **Additional Items from the Board:** No additional items were brought forward
6. **NEW BUSINESS:**
 - a. **Reserve Study Proposals:** The board reviewed the proposals submitted by ASR (Aspen Reserve Specialist) and McCaffery to perform a Reserve Study. These two proposals vary between \$1,500.00 and \$4,480.00. A third proposal from SBSA hasn't been submitted. The board will review these proposals at the March board meeting to include the third proposal.
 - b. **Rain Sensor Relocation Proposal:** The board reviewed the proposal presented by Valley Crest to relocate the rain sensors of the sprinkler system. The board requested additional information as how the posts will be installed and what do they look like. This item was tabled until the next 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 6:00 p.m.