

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

March 10, 2015 Board of Directors Meeting Minutes

PRESENT: Bruce Albright, 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 5:32 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 FEBRUARY 10, 2015 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Mary Ellen made a motion to approve the February 10, 2015 board meeting minutes. Bruce seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending February 28, 2015. Bruce made a motion to approve the financial statements for the period ending February 28, 2015 pending audit; Mary Ellen seconded. Motion carried unanimously.
5. **UNFINISHED BUSINESS:**
 - a. **Reserve Study Proposals:** The board reviewed the proposals submitted by ASR (Aspen Reserve Specialist), McCaffery and SBSA (Solutions Before Solutions After). The board requested that the company selected must at least inspect one of the buildings' roofs. Bruce made a motion to approve the proposal from SBSA to perform a level 1 reserve study; Mary Ellen seconded. Motion carried unanimously.
 - 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 will monitor during the rain season to find out if the relocation is necessary.
 - c. **Additional Items from the Board:** No additional items were brought forward
6. **NEW BUSINESS:**
 - a. **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 6:03 p.m.