

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

June 9, 2015 Board of Directors Meeting Minutes

**PRESENT:** Bruce Albright and John Cook – Board of Directors

Ricardo Lases – Weststar Management, Community Manager

Robb Brown (8290 E 29<sup>th</sup> Ave) – Homeowner

1. **CALL TO ORDER:** The Board of Directors meeting was called to order at 5:40 p.m. at the Hooked on Colfax Coffee Shop, 3213 E Colfax Ave. Denver, CO, 80206. A quorum was established.
2. **HOMEOWNER FORUM & HEARINGS:** Mr. Brown, owner of 8290 E. 29<sup>th</sup> Ave was present at the meeting to talk to the board about the flicker damages, repairs needed on the buildings, and in particular about the recent leak that he experienced at his home. It was discussed that the roofer company has inspected the property and the louvre wall vents on the rear of his property have been ordered to be replaced upon arrival. Follow up with the contractor was requested for ETA as well as a copy of the report of the performed repairs was requested by the homeowner.
3. **APPROVAL OF MAY 5, 2015 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Bruce made a motion to approve the May 5, 2015 board meeting minutes. John seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending May 31, 2015. Bruce made a motion to approve the financial statements for the period ending May 31, 2015 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. **2015 – 2016 Insurance Policy:** The board reviewed the proposal submitted by five different carriers. The proposals varied anywhere between \$35,600.00 and \$59,201.00 for all required policies. Bruce made a motion to approve the proposal as submitted by Travelers, current insurance carrier; John seconded. Motion carried unanimously.
  - b. **Draft of 2014 Financial Audit:** The board reviewed the draft of the 2014 financial audit without further questions Bruce made a motion to approve the draft as submitted by Olson, Reyes, & Sauerwein; John seconded. Motion carried unanimously.
  - c. **Proposal for the Removal of Dead Plants & Hand Pruning:** Bruce made a motion to approve the proposal from Valley Crest to hand prune and remove the dead plants throughout the community; John seconded. Motion carried unanimously.
  - 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 7:09 p.m.