

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

July 14, 2015 Board of Directors Meeting Minutes

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

Ricardo Lases – Weststar Management, Community Manager

Warren Erickson – J & P Roofing

Rich Migacz (7970 E 29th Ave), Chadwrik Fleck (2870 Syracuse Ct), and Sara Miller & Robin Schmalzbauer (2820 Syracuse Ct) – 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:** Warren Erickson from J&P Roofing was present at the meeting to speak about the several leaks that occurred in the community due to the recent heavy rain storms. Most of the leaks came from the rear vents, Warren reported that the vents have been covered to avoid further damages and that vents have been ordered for replacement. The vents will be replaced upon arrival.

There were other few units with water intrusion from windows or overflowing gutters. The leaks are being addressed as reported by the owners.

All owners present at the meeting reported water intrusion; J & P Roofing is handling as necessary.

3. **APPROVAL OF JUNE 9, 2015 BOARD MEETING MINUTES:** The meeting minutes were reviewed. John made a motion to approve the June 9, 2015 board meeting minutes. Mary Ellen seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending June 30, 2015. Mary Ellen made a motion to approve the financial statements for the period ending June 30, 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. **Draft of 2015 Reserve Study:** The board reviewed the draft of the Reserve Study presented by SBSA. The board will continue reviewing the draft; this topic was tabled until the August board meeting.
 - b. **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 7:04 p.m.