

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

August 11, 2015 Board of Directors Meeting Minutes

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

Ricardo Lases – Weststar Management, Community Manager

Gene West – RBC Wealth Management

Rich Migacz (7970 E 29th Ave) – Homeowner

1. **CALL TO ORDER:** The Board of Directors meeting was called to order at 5:28 p.m. at the Hooked on Colfax Coffee Shop, 3213 E Colfax Ave. Denver, CO, 80206. A quorum was established.
2. Gene West from RBC Wealth Management was present to talk about the current Reserve funds and investment accounts of the community.
3. **HOMEOWNER FORUM & HEARINGS:** No items were brought forward.
4. **APPROVAL OF JULY 14, 2015 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Mary Ellen made a motion to approve the July 14, 2015 board meeting minutes. John seconded. Motion carried unanimously.
5. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending July 31, 2015. Mary Ellen made a motion to approve the financial statements for the period ending July 31, 2015 pending audit; Bruce seconded. Motion carried unanimously.
6. **UNFINISHED BUSINESS:**
 - a. **Draft of 2015 Reserve Study:** The board reviewed the draft of the Reserve Study presented by SBSA. A list of changes was created and is to be sent to SBSA for their final draft.
 - b. **Additional Items from the Board:** No additional items were brought forward
7. **NEW BUSINESS:**
 - a. **2015 Concrete Repairs Proposal:** The board reviewed the proposal from PST (Property Solutions Team) for the 2015 concrete repairs. John made a motion to approve the proposal as submitted by PST; Bruce seconded. Motion carried unanimously.
 - b. **Carpentry Repairs Proposal:** The board reviewed the proposal from PST (Property Solutions Team) for carpentry repairs needed throughout the community. Bruce made a motion to approve the proposal as submitted by PST; Mary Ellen seconded. Motion carried unanimously.
 - c. **Mulch Installation Proposal:** The board reviewed the proposal from Valley Crest for the installation of Gorilla Mulch (Cascade Cedar mulch). The board requested additional options for a different mulch call Metro mulch. Proposal will be reviewed at the next board meeting.
 - d. **Planting Replacement Proposal:** The board reviewed the proposal from Valley Crest to replace all the dead shrubs and trees throughout the community. Bruce made a motion to approve the proposal as submitted by Valley Crest; Mary Ellen seconded. Motion carried unanimously.
 - e. **Bank Transition:** Upon motion duly made and seconded the board made a motion to switch their bank accounts from Citywide to Mutual Omaha Bank at no cost to the association. Motion carried unanimously.
 - f. **Additional Items from the Board:** No additional items were brought forward
8. **CORRESPONDENCE:** Reviewed and no additional questions.
9. **ADJOURNMENT:** There being no further business the meeting was adjourned at 6:48 p.m.