

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

October 13, 2015 Board of Directors Meeting Minutes

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

Ricardo Lases – Weststar Management, Community Manager

Rich Migacz (7970 E 29th Ave) and Dennis Scott (2830 Syracuse Ct) – Homeowners

1. **CALL TO ORDER:** The Board of Directors meeting was called to order at 5:31 p.m. at the Backstage Coffee Shop, 1000 14th St. Denver, CO, 80202. A quorum was established.
2. **HOMEOWNER FORUM & HEARINGS:** The most recent leaks through vents in the community were discussed. The Association is still in the process of getting the ones that have leaked replaced; upon completion the board will get a quote to replace the remaining vents throughout the community.

Mr. Scott also requested on behalf of his neighbors that meeting should be held closer to the community.

3. **APPROVAL OF AUGUST 11, 2015 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Mary Ellen made a motion to approve the August 11, 2015 board meeting minutes. Bruce seconded. Motion carried unanimously. There was no board meeting in September.
4. **REVIEW CURRENT FINANCIALS:** The Board reviewed the financial statements for the period ending September 30, 2015. Mary Ellen made a motion to approve the financial statements for the period ending September 30, 2015 pending audit; Bruce seconded. Motion carried unanimously.

5. UNFINISHED BUSINESS:

- a. **Mulch Installation Proposal:** The board reviewed the proposal from Valley Crest for the installation of mulch. The contractor has reduced the price from the original proposal. The board requested if the price can be granted until next year to apply the mulch early spring.
- b. **Draft of 2015 Reserve Study:** The board reviewed the revised draft of the Reserve Study presented by SBSA. Bruce made a motion to approve the financial draft of the Reserve Study as presented; Mary Ellen seconded. Motion carried unanimously.
- c. **Additional Items from the Board:** No additional items were brought forward

6. NEW BUSINESS:

- a. **Ratification of Stucco/Water Intrusion Repairs – 2826 Syracuse Ct:** Upon motion duly made and seconded the board made a motion to approve the stucco repairs at 2826 Syracuse Ct as presented by Reconstruction Experts. Motion carried unanimously.
- b. **2015 – 2017 Landscape/Snow Removal Contract:** The board reviewed the proposal from Valley Crest for the 2015-2017 Landscaping Maintenance and Snow Removal. Mary Ellen made a motion to approve the proposal as submitted by Valley Crest; Bruce seconded. Motion carried unanimously.
- c. **Retaining Wall Proposal:** The proposal submitted by Valley Crest to repair the retaining wall at 8172 E 29th Ave was reviewed. The board asked if the proposal included the reinstallation of the retaining wall. More details to be obtained for the board to review at the November meeting.
- d. **Draft of 2016 Budget:** The board reviewed the draft of the 2016 Budget. Three different increase options were given to the board. Bruce made a motion to adopt the budget as presented with a 7.5% increase; Mary Ellen seconded. Motion carried unanimously.
- e. **Additional Items from the Board:** No additional items were brought forward

7. **CORRESPONDENCE:** Reviewed and no additional questions.
8. **EXECUTIVE SESSION:** The board went into executive session at 6:15 to discuss a delinquent account.
9. **ADJOURNMENT:** There being no further business the meeting was adjourned at 6:35 p.m.