

**Official Minutes of the
Stapleton Mansion Homes Homeowners Association
Annual and Election Meeting
Radisson Hotel
6:30 PM
Tuesday, April 19, 2005**

Open Forum:

Homeowner concerns about

- 1) Letter to DR Horton—Sound issues- what is being done
- 2) Master Association tree lawn—no tree replacement in Budget per Debra Troppman with Forest City
- 3) Dirt lot at 28th and Rosalyn/Syracuse—will be apartments per Forest City
- 4) Punch lists-TriMark—nothing being done-announcement Dave Brown no longer with TriMark
- 5) Smell of smoke traveling from unit to unit
- 6) Traffic---need volunteer task force—homeowner influence on City for traffic light

The Annual Election meeting was brought to order by Tory Crocker at 6:50 pm

Board Members Present:

Patti Collins, President

Theresa Capaci-Hiraki, Secretary

19 Homeowners Present (counted as 1 member per unit)

16 Homeowner Proxies

Trisha Rudy, ACCU, Inc.

Tory Crocker, ACCU, Inc.

Proof Of Notice:

Tory Crocker showed proof of certification of mailed notice of meeting.

Election:

Patti Collins will not run for re-election

Theresa Capaci-Hiraki resigns her position effective this date.

Tory mentions ACCU, Inc and Trish Rudy appreciation to Patti and Teresa for all their hard work in office.

Discussion regarding duties of Board Members, educational classes offered.

Nominations from the Floor:

Patti nominates Josh Stein as President
Dennis McGuire respectfully declines floor nomination
Floor Nomination for Diana Barone as Secretary
Floor nomination for Edwin Koldenhoven as Treasurer

Candidates discuss BIO's briefly

Ballots filled out and tallied for unanimous approval and appointments for:

Josh Stein, President
Ed Koldenhoven, Treasurer
Diana Barone, Secretary

Financial Report:

February 28, 2005 and March 31, 2005 Financials tabled
December 31, 2004 Financial Approved by members

Meeting Minutes Approved:

It was moved and seconded that the Annual Meeting Minutes from April 29, 2004 be approved by members. Approved.

It was moved and seconded that March 9, 2005 Meeting Minutes be approved. Approved.

Old Business:

1. Noise Surveys
 - a. Discussion of delay in mailing letter to DR Horton due to changeover in Board Members this day. Josh Stein reiterates, with explanation, and will re-evaluate letter after review as new President.
2. Walk Through- Punch Lists
 - a. Homeowner request for full walk through list combining all lists
3. Satellite Paint ACR
 - a. Board approves request for homeowner to paint dish stand to match building

PRIZE DRAWING:

Patty Coffey wins \$25 coupon.

- b. date for March 19th from 9-12 to walk with Trisha and Tory 26th and begin 28th to 29th on Ulster.

NEW BUSINESS

1. Forest City Information
 - a. Tory to contact Forest City about open area behind the units on 26th.
 - b. Tory to contact Forest City about piggy-backing onto website:
Discussion of better communication for homeowners
 - c. Tory to provide a professional website bid

2. Annual Meeting
 - a. The Annual Meeting is set for April 19, 2005 at the Radisson Hotel at 6:30 pm. The meeting will also be an election meeting for new Board members.

3. Board Member Interest
 - a. Joshua Stein expressed interest in becoming a Board member.
 - b. Dianna Baron was nominated but not present to accept.

Meeting Adjourned:

Tory Crocker adjourned the meeting at 8:50.