

**Stapleton Mansion Homes Homeowners Association**  
**ANNUAL Meeting Minutes**  
**April 16, 2007**

**Call to Order/Roll Call**

Meeting was called to order at 6:35 P.M. by Ed Koldenhoven. Present were President Joshua Stein and Treasurer Ed Koldenhoven. Also present was Melissa Stern and Judy Finning of ACCU, Inc. Quorum of 20% (19) was established with 16 members present and 11 proxies.

**Minutes Review**

Ed moved that the Annual minutes of April 19<sup>th</sup>, 2005 be approved as written. The Annual Minutes of 2005 was moved and seconded by members.

**Financial Review**

Ed reviewed the December 2006 year end Financials. Ed moved to approve the unaudited December 2006 year end Financials as submitted. Jackie Sullivan seconded. Motion carried.

**Homeowners Forum**

1. Concerns were raised about the snow removal for 2006 & 2007 by Metco.
2. Problems on warranty issues are to be directed to DR Horton or ACCU, Inc.
3. Concerns about water usage and the sprinklers time of running.
4. Concerns were raised about the island and the safety issues.
5. Concerns & questions were raised on the pros/cons to pass the Bylaw Amendment.
6. Concerns on water pooling on sidewalk on Syracuse.

**New Business**

Bylaw Amendment was tabled for no quorum/ votes. 66 were needed to pass.

Landscaping was tabled to get more information and ideas.

**Election**

1. Josh Stein will not run for re-election due to moving out of state.
2. Josh and Ed discussed what the duties and time was expected of Board Members and that educational classes are offered.

**Nominations from the Floor**

1. Ed Koldenhoven would like to be considered for President.
2. Vote was made by acclamation for Ed Koldenhoven to the Board for a term of 2 years, expiring in 2009.
3. Patty Collins and Lisa Graziano volunteered for the two open positions on the Board. These are 1 year terms. Ed Koldenhoven appointed Patty and Lisa to the board.

Board voted the following positions

Motion by Patti and seconded by Lisa for Ed Koldenhoven to be President - expires 2009, all approved

Motion by Lisa and seconded by Ed for Patty Collins to be Treasurer – expires 2008, all approved

Motion by Patti and seconded by Ed for Lisa Graziano to be Secretary- expires 2008, all approved.

**ADJOURN** There being no further business, the meeting adjourned at 7:45 P.M.