

**Written Approval of Action by the Board of Directors of
Stapleton Mansion Homes Condominium Association, Inc.
(the "Association")**

Pursuant to Article IV, paragraph 5 of the Bylaws of the Association, the Directors of the Association hereby approve of the following resolutions:

Whereas, the Association, pursuant to its governing documents, has the power and right to enter into contracts with contractors to carry out the operations and maintenance responsibilities of the Association, and to make payment to such contractors for work performed,

NOW THEREFORE, the Association adopts the following Resolutions:

RESOLVED, that the Board approves the following contracts:

1. the contract for CPA audit services to be provided by Frank J. Sossolino C.P.A. for the calendar year 2013, which contract is attached to this Resolution;

2. the contract with attorney James M. Harm dated November 21, 2013 to provide legal services and collection services for delinquent accounts for a term of one year from January 1, 2014 to December 31, 2014; contract attached to this Resolution. The Board elects to proceed on a flat fee arrangement outlined in the attached letter and to add a termination clause on 30 days notice by either party.

3. the contract with Radiant Lighting for maintenance of exterior garage lighting - extension of existing contract.

4. the contract with TreeHill Landscaping for lawn maintenance and snow removal for term of one year, April 1, 2014 to March 31, 2015.

IT IS FURTHER RESOLVED, that the balance of the Dorothy Ward account in the amount of \$1,896.37 be written off and closed as recommended by HindmanSanchez, Attorneys.

IT IS FURTHER RESOLVED, that payment is approved to Menglu Lu in the amount of \$390.00 as reimbursement for roof repairs paid for by Mr. Lu, work order and invoice are attached.

The above Resolutions are to be effective January 20, 2014.

Approved by the Board of Directors: