

Stapleton Mansion Homeowners Association
Annual Meeting Minutes
April 21, 2011

Called To Order/Roll Call:

Ovid Beldock called the meeting to order at 6:30 P.M.

Directors Present were Ovid Beldock, and Lisa Graziano. Ed Koldenhoven was absent. Also present was Melissa Stern with ACCU, Inc.

Establish Quorum:

A quorum of 20 was established, 11 proxies and 9 in person.

Minutes Review:

The Annual Minutes for April 17, 2008 were reviewed. Patricia Deroche motioned to approve minutes as written. Joan Hartman seconded. Motion carried.

Financial Review:

The year end December 2010 Financials were reviewed and discussed. A homeowner asked to explain the loan. Ovid discussed the loan and terms. Shirley Alvarez asked about the reserve expenses. Ovid discussed the reserve expenses and settlement funds were used for the defect repairs,

Old Business:

Ovid discussed the construction defect repairs. The next two weeks they will be working on the punch list, paint touch ups, concrete and would like to be 100% completed the first week of May. Ovid asked if anyone had any punch list items please let us know so we can get them the TechniScan. There were several punch items discussed and a list was taken by Ovid.

New Business:

New Homeowner asked if others were having sound issues between the walls and with the garage doors. Ovid explained that the builder did come back to units who asked and took care of sound issues between floors but there were no issues between walls. They also did repairs on garage doors for those who asked as well. Homeowner stated she offered to pay for the owner's repairs to the garage door but the refused. Melissa will send a letter asking them if they could please take care of the repairs.

Adjournment:

There being no further business to come before the Board, motion by Shirley Alvarez and seconded by Kathy Holmes to adjourn the meeting. All approved. The meeting was adjourned at 7:30 PM by Ovid Beldock, Treasurer.