

**Minutes of a Meeting of the Board of Directors
of
Stapleton Mansion Homes Condominium Association
Held on Wednesday, November 15, 2017 at 4:00 PM**

A special meeting of the Board of Directors of Stapleton Mansion Homes Condominium Association (the "Association") was held on Wednesday, November 15, 2017 at 4:00 PM at 2961 Roslyn St, Denver, CO 80238. The following directors were present and participated in the meeting: Wesley Zepelin, Carol Roberts, Anne Allen, and Lisa D Graziano; Ovid Beldock was not present. William Caniglia, property manager, was present and participated in the meeting.

Wesley Zepelin acted as Chairman of the meeting.

The Chairman declared that a quorum was present for the conduct of business.

By unanimous consent the following were elected as officers for the term stated or until their successor is elected and qualified:

Wesley Zepelin	-	President/Treasurer	1 year term
Carol Roberts	-	Vice President	2 year term
Ovid Beldock	-	Vice President	1 year term
Lisa Graziano	-	Vice President	2 year term
Anne Allen	-	Secretary	2 year term

Mr. Caniglia presented signature cards requested by Mutual of Omaha Bank which were signed by all directors for return to the Bank so that the Directors were now authorized signatories on the Association's bank accounts with Mutual of Omaha Bank.

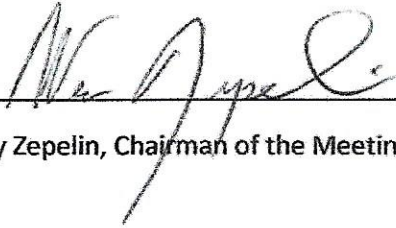
A proposed contract with Radiant Lighting for inspection and maintenance of exterior lighting for one year was approved by unanimous consent.

Mr. Caniglia presented a draft of 2016 financial audit prepared by EFS & Associates, CPAs and a representation letter which was signed by all Directors for return to EFS & Associates.

A proposed snow removal contract with CleanScapes was presented for review and consideration. Mr. Caniglia suggested that certain terms and conditions of the proposal be clarified with the contractor and report back to the Directors for further consideration.

The Board discussed capital improvements planned for 2018 and the general financial condition of the Association. This subject was deferred for further review and action after conferring with Kirby Ross regarding projected costs and available contractors for this work.

Carol Roberts suggested that the Board query HOA members regarding leaking plumbing. She noted that she has had several issues in her condo and, if that is a common problem, it would affect how much we are paying for water. No action on this matter was proposed.

A handwritten signature in cursive script, appearing to read "Wesley Zepelin", is written over a horizontal line.

Wesley Zepelin, Chairman of the Meeting