

STAPLETON MANSION HOMES CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

August 02, 2022

CALL TO ORDER:

The meeting was called to order at 18:16 by President Dan Kimpe. Other Board members present were Carol Roberts and Verne Luxenburg. Terri McEntee represented Skyline Management.

HOMEOWNER FORUM:

Four homeowners joined the meeting. Marthanne requested a copy of the Agenda for future board meetings. Dan Kimpe gave a quick update on our loan at 4.9% and a need for a special assessment. Ken Blood is in agreement with a special assessment. Wes Zeppelin was a former Board Member with Bill Caniglia. Vijay joined us and just became a homeowner about 1 month ago.

MINUTES APPROVAL:

Minutes from the June 29, 2022 Board meeting were presented. The motion to approve was by Verne, seconded by Dan.

FINANCIAL REPORT:

The Board reviewed financial statements from June 2022. Verne made a motion to accept all the reports as presented. Dan seconded and the motion passed.

OLD BUSINESS:

None

NEW BUSINESS:

6.a -Review of the Independent Auditors Report by EFS and Associates, CPA. Dan K made a motion to accept, seconded by Verne. The motion passed.

6.b -Review of Insurance Renewal, USI (Agent) package \$60,056. Dan made a motion to accept, Verne seconded the motion. The motion passed.

6.c-Discussion about increasing the number of board member to 5 Review of a recommendation by Attorney Kelly Morrow to all 2-year terms or 2-years/3-years but have them staggered. Verne made a motion to accept, seconded by Carol.

6.d-Review of a New Policies Recommendation by Attorney Kelly Morrow based on New HOA laws that went into effect on August 10, 2022. Verne made a motion to accept, seconded by Carol.

6.e-Review of a mudjack proposal on 2 driveway sections for 2885 Ulster by Colorado Concrete Solutions \$1,240 and Summit Pro Concrete Solutions \$1,400. The Board recommended Colorado Concrete Solution \$1,240. Dan made a motion to accept, seconded by Carol.

ADJOURNMENT:

Motion to adjourn at 19:27 by Verne, seconded by Dan.