

**Official Minutes of the
Stapleton Mansion Homes Homeowners Association
Westerly Creek Elementary School
January 26, 2005**

The meeting was brought to order by Trisha Rudy at 6:45

Board Members Present:

Patti Collins, President
Theresa Capaci-Hiraki, Secretary
10 Homeowners present

Trisha Rudy, ACCU, Inc.
Tory Crocker, ACCU, Inc.

October, November and December 2004 Financial Statement Approval:

It was moved and seconded that the financials be approved. All Approved.

Financial Report:

The financial information for December 31, 2004 was reviewed.
There is \$8710.21 in checking
There is \$65,161.28 in reserves.

October Minutes Approval:

It was moved and seconded that the October 14, 2004 minutes be approved. All Approved.

Old Business:

1. TriMark Walkthrough
 - a. Trisha to write a letter to Dave Brown requesting list.
 - b. It was moved and seconded to give TriMark a reasonable timeframe to complete repairs. All Approved.
2. Rules and Regulation Approval
 - a. It was moved and seconded to approve the Rules and Regulations. All approved. Mailing to take place by 2/7/05.
3. Noise Disturbance Issues
 - a. Ann was issued a property list for her survey. No personal information was listed as this is confidential.
 - b. It was moved and seconded that representatives for each building survey homeowners regarding noise complaints. ACCU, Inc. to prepare the survey form. Reps will report back by February 28 with

- c. findings, compile a community list and report that information to ACCU, Inc.
All Approved.

New Business:

1. Reserve Study Results:
 - a. The reserve fund is 66% funded which is quite good.
 - b. It was moved and seconded to approve the Reserve Study. All approved.
2. April Meeting
 - a. Accu, Inc. will look into the Radisson for the April Meeting. The Board discussed the idea of locations, refreshments. No date set at this time.
3. Lighting Contract-Radiant
 - a. It was moved and seconded to approve the Radiant Lighting Contract. All Approved.
4. Orten and Hindman Legal Services Agreement
 - a. It was moved and seconded to approve the retainer contract for \$135 per month. All Approved.
5. New Property Manager-Tory Crocker, ACCU, Inc.
 - a. Trisha will stay in place as Property Manager alongside Tory to train and familiarize her with the property through April 2005. Tory can be reached at 303-733-1121 ext 130 with any questions or concerns.
6. Next Meeting Date
 - a. The next meeting is scheduled for March 9, 2005, Room 120 at Westerly Creek Elementary

Meeting Adjourned:

Trisha Rudy adjourned the meeting at 8:15.