

**STAR CANYON CONDOMINIUM HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS  
MINUTES OF MEETING**

**June 12, 2012**

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held on June 12, 2012, located at 9796 W. Freiburg Dr. Unit B, in Littleton, Colorado.

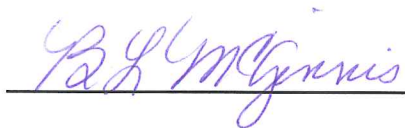
- I. **Roll Call, Call to Order**- President Bader called the meeting to order at 6:00 PM. Members present: Vice President Turpin & Treasurer/Secretary McGinnis. Members absent and excused: All present. Others present: No homeowners were in attendance, Kathy Christensen, CMCA, AMS, PCAM and Candice Jackson from KC & Associates, LLC, Community Association Managers. President Bader noted that a quorum was present necessary to conduct the business of the Board and the Association.
- II. **Open Forum**- Nothing to come before the Board.
- III. **Review of Minutes**- Following review, upon motion duly made by President Bader to approve the minutes of the May13, 2012 Regular Meeting as presented. The motion passed without objection, unanimously.
- IV. **Financial Report & Accounts Payable**- The unaudited financial report ending May 31, 2012 will be reviewed during the next scheduled meeting.
  - A. Review Caron Realty Budget- The 2012 budget analysis was reviewed for KC & Associates, LLC to evaluate. The Board answered questions from management regarding the budget.
  - B. Review Caron Realty Reserve Breakdown- The reserve analysis from Caron Realty was reviewed.
- V. **Unfinished Business**-
  - A. **Ratify Mountain High Pruning Proposal**- Mountain High Pruning will fine prune and shape (2) Cottonwood trees behind building 9896. Following review, upon motion duly made to approve the tree pruning proposal in the amount of \$485. The motion passed without objection, unanimously.
- VI. **New Business**-
  - A. **Review Reserve Study**- The 2009 reserve study was reviewed. The split rail fencing that outlines the open space for the Condominiums was not included in the reserve study for that year. The Master Association Rules and Regulations reflect changes to the split rail fencing. The fence facing the Condominiums will now be the responsibility of the Condominium Association. The Reserve Study will need to include the new expense and for future budgeting.
  - B. **Board Member Assignments**- Following discussion, the Board reviewed officers and duties from the Bylaws.
  - C. **Community Website**- The website will feature Governing Documents; Newsletters, Meeting Minutes and individual account accessibility to homeowners. Following review, upon motion duly made to approve the community website at no charge to the HOA. The motion passed without objection, unanimously.
  - D. **Annual Management Walk Through Report**- KC & Associates, LLC met with Director McGinnis and Director Turpin in the month of June 2012. Management recommends repairing the following items; broken lattice fencing around electrical meters; replace metal landscape edging around various areas; asphalt repairs and repair chipping paint on deck railings. Management will obtain quotes for repairs. Lifestyles landscaping will replace the metal edging around common areas.
- VII. **Committee Reports**- Nothing to come before the Board. The current committees include the following; Landscape Committee; Social Committee and the Reserve Study Committee. Director McGinnis will speak with member Parazak who might be interested in volunteering for the Reserve Study Committee.
- VIII. **Miscellaneous Items/Announcements**-
  - A. **Pond Repairs**- Following review and discussion, upon motion duly made by President Bader and seconded by Director McGinnis to approve the level sensing device from Colorado Lifestyles in the amount of \$371.40. The motion passed without objection, unanimously.

- B. Tow Sign-** The towing sign in front of building 9856 has faded and needs to be replaced. Management will contact the towing company for replacement. Upon motion duly made and upon unanimous consent, the Board approves replacing the sign.
- C. Next Meeting-** The next regular scheduled meeting is scheduled for August 14, 2012 at 9796 W. Freiburg Dr. at 6:00 PM.
- IX. Adjournment-** There being no further business to come before the Board, President Bader, upon motion duly made and upon unanimous consent, the meeting was adjourned at 7:27 PM.

Submitted by,  
Candice Jackson  
Community Association Manager

THE FOREGOING ARE THE TRUE AND CORRECT MINUTES OF THE MEETING HELD ON THE DATE STATED ABOVE AND WERE APPROVED BY THE BOARD ON THIS 14th DAY OF AUGUST, 2012.

ATTEST:

  
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Secretary/Treasurer