

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

August 14, 2012

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held on August 14th, 2012, located at 9796 W. Freiburg Dr. Unit B, Littleton, Colorado.

- I. **Roll Call, Call to Order** – President Bader called the meeting to order at 6:02 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 June 12, 2012 Regular Meeting as presented. The motion passed without objection, unanimously.
- IV. **Financial Report & Accounts Payable**
 - A. The unaudited financial report was reviewed setting forth the cash deposits, investments and budget analysis through the period ending June 30, 2012 and the period ending July 31, 2012. Following review, the Board approved by general consent the accounts payable items.
- V. **Unfinished Business**
 - A. **Website Update** – Management updated the Board on the website. The Community website is expected to be ready for Owner's by October, 2012.
- VI. **New Business**
 - A. **Review of the Insurance Coverage Changes** – After review and discussion of the Community name and address for the new Management Company, the Board approved the changes, unanimously.
 - B. **ARS Reserve Study Update** – The Board discussed the proposed Reserve Study update from Aspen Reserves. Following review, the Board has approved unanimously to add the expense in the amount of \$1,880 from the Reserve Funds for a level two Reserve Study. No date has been scheduled until the 2013 Budget is approved.
 - C. **Split Rail Proposals** – Following review and discussion, the Board has approved unanimously, for the painting of the split rail fencing in the amount of \$3,000 from the Reserve Funds. The maintenance and responsibility of the split rail fencing is shared with the Trailmark Master Association. No decision has been made by the Master Association for the painting to be completed.
 - D. **Lattice Repairs** – Following review and discussion, Management will negotiate with Chuck Fischer Construction, the cost of \$600 to replace and paint 5 panels and re-install 2 bracing boards, unanimously.

VII. Committee Reports

- A. Landscape Committee** – Director McGinnis mentioned that the Pear trees, Hawthorns and other trees along the Units have not been trimmed or pruned in 5 years. Recommendations are to trim and prune the 35 trees identified by Mountain High Tree, some of which touch the Units or hang over the Units. The Board approved unanimously to add \$3,000 to the 2013 Budget for tree trimming and shrub and tree care.
- B. Social Committee** – The block party in July was not well attended. The monthly Happy Hour seems to be a better venue for community social events.
- C. Reserve Study Committee** – The committee has been formed and members will commence following the approval of the 2013 Budget.

VIII. Miscellaneous Items/Announcements

- A.** The Annual Meeting and Budget Meeting will be held in November or December of 2012.
- B.** Management recommended meeting with the Financial Advisor to discuss Reserve Funding. Management will arrange for a meeting with RBC Banking and the Board.
- C.** Next Meeting will be October 9, 2012.

- 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 7:09 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 9th DAY OF OCTOBER, 2012.

ATTEST:

Berry L. McGinnis Secretary/Treasurer