

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

October 11, 2012

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held on October 11th, 2012, located at 9796 W. Freiburg Dr. Unit B, Littleton, Colorado.

Roll Call, Call to Order – President Bader called the meeting to order at 6:02 PM. Members present: Chris Bader & Betty McGinnis. Members absent and excused: Petra Turpin. Others present: Homeowners per sign in sheet, Kathy Christensen 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.

- I. **Open Forum** – Nothing to come before the Board.
- II. **Review of Minutes** – Following review, by general consent the Board approved the minutes of the August 14, 2012 regular meeting as presented. The motion passed without objection, unanimously.
- III. **Financial Report & Accounts Payable**
 - A. The unaudited financial report was reviewed setting forth the cash deposits, investments and budget analysis through the period September 30, 2012. Following review, the Board approved by general consent the accounts payable items through October 11, 2012.
- IV. **Unfinished Business**
 - A. **Website Update** – Management updated the Board on the website. The Community website is expected to be ready for Owner's November, 2012.
- V. **New Business**
 - A. **Landscape & Snow Proposals**– The Board reviewed and discussed several proposals for landscaping services. The Board approved by general consent to approve the proposal from Mountain High Landscaping in the amount of \$12,450 starting April, 2013 through December 31st 2013. Discussions to add pond services in the contract are being considered and decided upon over email correspondence. The Board next approved, by general consent the snow removal proposal from Mountain High Landscaping with flat rate pricing.
 - B. **Tree Care Proposals** – The Board discussed the proposals for tree and shrub care for the 2013 season. The Board approved unanimously, the proposal from Mountain High Tree to spray and treat the shrubs at a cost not exceeding \$970.

- C. HB 1237/HOA Emails** – Following review and discussion, a motion was duly made by Director McGinnis and seconded by President Bader to approve the new policy, HB 1237 and update the current policies which will impact the various facets of the Associations Records, unanimously. The policies will be drafted by Hindman/Sanchez at a cost not to exceed the amount of \$995. The motion passed unanimously.
- D. Proposed Budget-2013** – Following review and discussion, Management will make changes and submit the revised copy for Board review.

VI. Committee Reports

- A. Landscape Committee** – Director McGinnis gave updates for sprinkler replacements that occurred this year.
- B. Social Committee** – The monthly Happy Hour will commence on October 27, 2012.
- C. Reserve Study Committee** – Nothing to come before the Board.

VII. Miscellaneous Items/Announcements


- A.** The Annual Meeting and Budget Meeting will be held on November 29, 2012.

- VIII. 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 7:48 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 29th DAY OF NOVEMBER, 2012.

ATTEST:



Secretary/Treasurer