

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

November 29, 2012

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held on November 29, 2012, located at the Trailmark Learning Center, 9743 S. Carr Way, Littleton, Colorado.

Roll Call, Call to Order – President Bader called the meeting to order at 7:12 PM. Members present: Chris Bader, Petra Turpin & Betty McGinnis. Members absent and excused: All present. 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 October 11, 2012 regular meeting as presented. The motion was passed, 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 October 31, 2012. Following review, the Board approved by general consent the accounts payable items totaling \$5,257.17
- IV. **Unfinished Business**
 - A. **Senate Bill & House Bill Policies** – Following review and discussion, by general consent the Board approved and signed the required Senate Bill Policies and the HB 1237 Policy.
- V. **New Business**
 - A. **Ratify Insurance Policies Renewal**– Following review and discussion, upon motion duly made by Director Bader and seconded by Director Turpin to approve the insurance quote for the period beginning November 1, 2012 to October 31, 2013. The current quote is for a rate of \$24,719/yr. for the Travelers Indemnity Company Package, with a deductible of \$5,000 per occurrence, \$1,119/yr. for Directors and Officers with a deductible of \$1,000. Lastly, it was also suggested that the Association remind all homeowners of the need for “Loss Assessment” coverage. “Loss Assessment” coverage is carried by each individual homeowner and will cover the homeowner if a special assessment was issued to homeowners as a result of a liability claim (such as a bodily injury or property damage lawsuit) or a covered loss such as a fire, hail damage, etc. Following further discussion, the Board waived terrorism coverage. The motion passed unanimously.

VI. Committee Reports

- A. **Landscape Committee** – Nothing to come before the Board.
- B. **Social Committee** – The monthly Happy Hour will commence December 8, 2012.
- C. **Reserve Study Committee** – Nothing to come before the Board.

VII. Miscellaneous Items/Announcements

- A. The next Regular Board Meeting will be held on January 15, 2013.

VIII. Adjournment – There being no further business to come before the Board, President Bader, upon motion duly made and upon unanimous consent adjourned the meeting 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 15th DAY OF JANUARY, 2013.

ATTEST:

Bethy G. McGinnis Secretary/Treasurer