

**STAR CANYON CONDOMINIUM ASSOCIATION, INC.**  
**ANNUAL MEETING OF MEMBERS**  
**November 29, 2012**

The Annual Meeting of Members of Star Canyon Condominium Association was held on Thursday, November 29, 2012 in the Trailmark Learning Center located at 9743 S. Carr Way in Littleton, Colorado.

- I. **Determination of quorum and call to order** – The meeting was called to order by President Bader at 6:06 PM. The ByLaws of the Association requires twenty percent (20%) of the membership to be present for quorum. This means that a total of fifteen (15) membership interests constitute a quorum. Twenty-six (26) proxies were received via mail, fax or represented in person. President Bader announced that a quorum was represented to conduct the meeting. Board Members present: Chris Bader, Petra Turpin and Betty McGinnis. Members absent or excused: All Present. Others present: Kathy Christensen and Candice Jackson of KC & Associates LLC, Community Association Managers.
- II. **Opening Remarks by President** - President Bader thanked the members present for attending the Annual meeting.
- III. **Reading (or waiver) of notice of meeting** – Upon a motion made by Toni Linenberger and seconded by Karen O'Keefe, without objection, reading the notice of meeting was waived.
- IV. **Reading (or waiver) of minutes of the last annual meeting of members** – Upon motion made and seconded, without objection, the reading of the 2011 Annual Meeting Minutes was waived by the membership. Copies of the minutes were included as part of the meeting packet, which were handed out to each member at the meeting.
- V. **Financial Report** - The unaudited financial report through October 31, 2012 was presented. The membership reviewed the Balance Sheet and Income Statement. President Bader reviewed the Budget and questions regarding the Budget were answered. The member dues will remain the same at \$195 per month with no increase for the 2013 year.
- VI. **Introduction of Nominated Candidates** – Chris Bader reported there was 1 open position and 0 appointments to fill. Candidate Chris Bader was introduced and indicated his reasons for seeking re-election.
- VII. **Discussion/Open Forum** – 1) Kathy Christensen from the Management Company reported that the ports were not available for the website to be viewed by the public. Kathy is working with Century Link to correct the ports. 2) The Reserve Study Committee will begin in 2013. Betty McGinnis will serve as the Board Representative for the Reserve Study Committee and the following members are: Chairperson Cyndi Pazarak, Charlene Baca, Bunny & Brian Foxhoven and Marcia Marquez. Lynn Ester is the Ad Hoc Liaison for the Association. 3) A member present asked if the Association hired a new landscaping company. Director McGinnis informed members that Mountain High Lawn & Landscape is the new landscaping and snow removal company for the 2012 and 2013 season. A flat rate for snow removal is in the contract and snow removal can be done before 6 am. 4) A member commented that the Trailmark Website is not updating Condominium information regularly. 5) Centralized satellite dishes and current placement of satellite dishes were discussed. Management is working with Century Link to obtain information for the Association on the installation of a centralized satellite system. Information gathered by Management will be sent to the Board of Directors for review.

6) Ice Damning was a concern last year and consideration for heat tape will be reviewed. 7) Director McGinnis has drafted Board Guidelines for Architectural Request (ACC) approval for consistency and as a resource tool for owners. 8) Questions were asked regarding the cracks in the stucco on the exterior of the buildings. Management explained that the cracks are normal and would be filled if the crack was large enough to fit a quarter in them.

**VIII. Election of Directors-** No nominations were reported from the floor. Chris Bader was unanimously re-elected, by the membership to serve another (3) year term.

**IX. Adjournment-** There being no further business to come before the membership, the meeting was adjourned at 7:03 PM. A brief Regular Meeting followed.

Submitted by:  
Candice Jackson  
Community Association Manager

THE FOREGOING IS THE TRUE AND CORRECT MINUTES OF THE MEETING HELD ON THE DATE ABOVE AND WAS APPROVED BY THE BOARD ON THIS 3rd DAY OF DECEMBER, 2013.

ATTEST:

Betty L. McGinnis, Secretary/Treasurer