

**STAR CANYON CONDOMINIUM HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
MINUTES OF MEETING
March 12, 2013**

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held on March 12, 2013, located at 9796 W. Freiburg Dr. Unit B, Littleton, Colorado.

Roll Call, Call to Order – President Bader called the meeting to order at 6:00 PM. Members present: Chris Bader, Petra Turpin & Betty McGinnis. Members absent and excused: All present. Others present: Homeowners per sign in sheet, Gene West with RBC Bank, Kathy Christensen and Candice Jackson from KC & Associates, LLC, Community Association Manager.

President Bader noted that a quorum was present necessary to conduct the business of the Board and the Association.

I. Open Forum

A. Guest, Gene West from RBC Bank, answered questions for the Board Members regarding the Reserve Funds and provided his recommendations for the Associations Reserve Fund investments. Mr. West recommended floating rate Certificates of Deposit (CD's) in 3, 6, 9 and 12 months. Management will request the funds from the current banks and deposit funds into RBC Bank for the Certificate of Deposits to be set up. The recommended amount of Reserve funds to invest is \$350,000.

B. Members present discussed the following items regarding snow removal;
1) The driveways are not being shoveled enough for vehicles to back out properly. Snow accumulation around the driveways blocks flow of traffic; 2) The following areas did not get shoveled during the last two storms; 9836 Units E and F; 9895 Units D, C and B; 9876 Units B, C and D; 3) Members asked if the snow removal company gets paid if residents have to shovel themselves and move snow away from driveways; 4) Complaints from residents are not being answered in a timely manner. The Board of Directors explained that Director Turpin measures snow in all areas prior to calling the contractor out. A Member present volunteered to help Director Turpin during the earlier morning hours and to contact her if snow is over 2 inches. Management will take all calls from residents that concern snow removal along with any complaints, compliments or concerns. Owners present were encouraged to contact the Management Company for future concerns. Management will contact Mountain High Lawn & Landscape regarding services and address issues directly with them.

II. Review of Minutes – Following review, by general consent the Board approved the minutes of the January 15, 2013 regular meeting as presented. The motion was passed, unanimously without objection.

III. Financial Report & Accounts Payable

A. The unaudited financial report was reviewed setting forth the cash deposits, investments and budget analysis through the period February 28, 2013. Following review, the Board approved by general consent the accounts payable items totaling \$17,062.69. The Association's current reserve amount is \$382,266.61.

IV. Unfinished Business

- A. Community Website** – Following discussion and review, by general consent the Board approved electronic signatures, unanimously without objection. Management is testing the electronic signatures and emailing the Board of Directors through the website.
- B. Direct TV Satellite Dish** – Following discussion and review, the Board did not approve the installation of the centralized satellite dishes at a cost of \$1,000 plus electrical expenses to wire the electrical circuits.

V. New Business

- A. 2013 Projects & Goals** – The following items were discussed by the Board for the 2013 projects and goals: 1) Painting of 3 buildings; 2) Painting property side of split rail fencing; 3) Spring walk-through in April; and 4) Concrete repairs.

VI. Committee Reports

- A. Landscape Committee** – Nothing to come before the Board.
- B. Social Committee** – The monthly Happy Hour will commence March 23, 2013.
- C. Reserve Study Committee** – The Committee will correspond with Matt with Aspen Reserve Study to follow up with the onsite walk through.

VII. Miscellaneous Items/Announcements

- A.** The next Regular Board Meeting will be held May 14, 2013 at 6:00 PM, located at 9796 W. Freiburg Dr. Unit B, Littleton, Colorado.

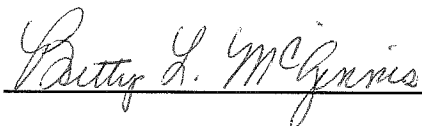
VIII. Adjournment – There being no further business to come before the Board, President Bader, upon unanimous consent, the meeting was adjourned at 7:33 PM.

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 MAY, 2013.

ATTEST:



Secretary/Treasurer