

**BOARD OF DIRECTORS
MINUTES OF MEETING
May 14, 2013**

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held on May 14, 2013, located at 9796 W. Freiburg Dr. Unit B, Littleton, Colorado.

Roll Call, Call to Order – Director Turpin 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, 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

A. A homeowner present stated her concern that Management would not provide her the Board of Directors email addresses. Management explained that under privacy laws, they are not allowed to give out personal information. Management immediately contacted the HOA president and he quickly contacted the homeowner. Management noted that a link for emailing Board members would be available on the Association website.

II. Review of Minutes – Following discussion and review, by general consent the Board approved the minutes of the March 12, 2013 regular meeting as presented.

III. Financial Report & Accounts Payable

A. The unaudited financial report was reviewed setting forth the cash deposits, investments and budget analysis through the period April 30, 2013. Following review, the Board approved by general consent the accounts payable items totaling \$12,507.40. The Association's current reserve amount is \$380,656.21.

IV. Unfinished Business

A. Community Website – Following discussion and review, by general consent the Board approved the website to be opened to the Association owners. Management will send the owner's a letter with instructions on how to use the website.

V. New Business

A. Reserve Study Draft – Committee member, Cyndi Parazak, presented to the Board of Directors, 3 requested concrete proposals to compare to the reserve study. President Bader will review the proposals. Management will email the Board of Directors the stucco proposals for review.

B. Schedule Landscape Walk Through- The Annual landscape and property walk through with Management, is scheduled for Saturday, June 1, 2013 at 10:00 AM.

C. Paint Schedule- Following discussion and review, by general consent the Board approved painting of the following buildings this year; 9795, 9836 and 9895, unanimously, without objection. Management will send the painting proposals, when received, to the Board of Directors via email for their review.

VI. Committee Reports

- A. Landscape Committee** – Sprinklers have been turned on and clocks set accordingly, per the Denver Water district. The pond will be filled May 22, 2013.
- B. Social Committee** – Happy Hour is not scheduled for the month of May.
- C. Reserve Study Committee** – Cyndi Parazak gave updates and will send an email to Management, the Board of Directors and Aspen Reserve Specialists, with the requested changes. President Bader asked the Committee to provide a chart of actual funding to the recommendations of the reserve study.

VII. Miscellaneous Items/Announcements

- A.** The next Regular Board Meeting will be held July 9, 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 7:23 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 JULY, 2013.

ATTEST:



Secretary/Treasurer