

**BOARD OF DIRECTORS
MINUTES OF MEETING
September 10, 2013**

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held on September 10, 2013, located at 9796 W. Freiburg Dr. Unit B, Littleton, Colorado.

Roll Call, Call to Order – President Bader called the meeting to order at 6:02 PM. Members present: Chris Bader, Petra Turpin & Betty McGinnis. Members absent and excused: All present. Others present: Homeowners per sign in sheet, 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. 9815 #A requested to have the final Reserve Study placed on the Association website. Management will place the study on the website as requested. The owner present also offered to contact Comcast to come out to repair or replace the connection box located outside of the unit. Lattice around the unit is in need of repair. Management will contact the Contractor to repair.
- B. 9796 #H asked about the stucco repairs. President Bader explained that the Association is preparing to include stucco repairs to the 2014 budget and will repair the worst areas first and proceed as necessary.
- C. 9796 #D commented that the stone near the garage has fallen off. Management will issue a work order for repair.
- D. A Member present asked for clarification on the responsibility of the patio cracks and decking. President Bader noted that the decks, railings and patios are the responsibility of the Homeowner.

II. Board Members Reports –

- A. Director McGinnis recommended a snow removal committee for the upcoming winter season. Director McGinnis offered to store the Association records at no cost. Management will notify Kathy Christensen to request Iron Mountain to remove the Associations boxes from storage.

III. Review of Minutes – Following review and discussion, by general consent, the Board approved the minutes of the July 9, 2013 regular meeting as presented.

IV. Financial Report & Accounts Payable

- A. The unaudited financial report was reviewed setting forth the cash deposits, investments and budget analysis through the period August 31, 2013. Following review, the Board approved by general consent the accounts payable items totaling \$5,970.77. The Association's current reserve amount is \$378,627.45.

V. Unfinished Business

- A. **Ratify Integrity Painting for Meters**– The Board of Directors ratified the painting contract in the amount of \$750.
- B. **Ratify Corporate Capital Improvements**- The Board of Directors ratified the stucco repair contract in the amount of \$2,875.
- C. **Pole Light Fixtures Update**- Management noted that the lights would not be delivered until November. The Board of Directors approved waiting until the lights arrived for replacement.
- D. **Address Numbers Update**- Director Turpin requested Management to order the numbers through the website in bronzed metal and should not rust or leak from the hardware. Management will order the numbers as requested.

VI. New Business

- A. Willis Insurance Notification** – Willis Insurance has sold its HOA accounts and notification was sent. Management will notify the Board when the quote is received.
- B. Snow Removal Contract-** Following review and discussion, the Board of Directors, by general consent, approved the Mountain High Lawn, flat rate snow contract set forth.
- C. 2014 Landscape Contract-** Following review and discussion, the Board of Directors by general consent, approved the Mountain High Lawn landscape contract in the amount of \$12,823.50/year.
- D. Budget Review-** The Board of Directors discussed the projected budget. President Bader will start working on the budget and plan a study session in October, 2013. Date will be determined at a later date.

VII. Committee Reports

- A. Social Committee** – Happy Hour is scheduled for the month of September and a notice with the time and location, will be posted accordingly.
- B. Landscape Committee** – The Committee presented a list of items to consider for the 2014 season. The items will be considered for the 2014 budget.
- C. Reserve Study Committee** – All items requested from the Committee were completed. The Board of Directors thanked the Committee for their hard work.

VIII. Miscellaneous Items/Announcements

- A.** The Annual Meeting will be held December 3, 2013 at 6:00 PM.
- B.** The Board of Directors asked Management to place the Annual Meeting Notice on the Agenda for the next Board Meeting.

IX. Executive Session- The Board entered into Executive Session at 6:46 PM, to discuss legal correspondence for the Association. The Regular Meeting was reconvened at 7:00 PM.

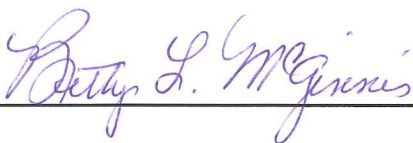
X. Adjournment – There being no further business to come before the Board, President Bader, upon unanimous consent, the meeting was adjourned at 7:07 PM.

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 3rd DAY OF DECEMBER, 2013.

ATTEST:



Secretary/Treasurer