

**STAR CANYON CONDOMINIUM HOA, INC.
ANNUAL MEETING OF MEMBERS
MINUTES OF MEETING**

December 3, 2013

The Annual Meeting of Members of Star Canyon Condominium Homeowners Association, Inc. was held on December 3, 2013 at 6:00 PM at the KC & Associates, 10106 W. San Juan Way, Littleton.

I. Call to Order: President Bader called the meeting to order at 6:05 PM.

Determination of Quorum: A total of forty six (46) proxy ballots were received or presented by Members present, per the sign in sheet. This number represents 64% of the membership entitled to cast a ballot and exceeds the percentage needed to conduct the meeting.

Directors Present: Chris Bader, Petra Turpin and Betty McGinnis. Directors absent: All Present. Others present: Homeowners per the sign in sheet, Candice Jackson and Kathy Christensen of KC & Associates, LLC, Community Association Managers.

II. Opening Remarks by President: President Bader welcomed the homeowner's in attendance and introduced the Board of Directors, Gene West and Management.

III. Reading/Waiver of Notice of Meeting: Upon motion made, seconded, and without objection, unanimously carried, the reading of the Notice of the Annual Meeting was waived.

IV. Reading/Waiver of Minutes of Last Annual Meeting: Upon motion made, seconded, and without objection, unanimously carried, the reading of the 2012 Annual Meeting Minutes was waived.

V. Election of Directors

A. Opening & Closing of Nominations from the floor: There were 2 nominations from the floor and two people had submitted applications. Candidates, Charles Bringle and Buddy Farris were introduced and indicated their reasons for seeking nomination. Nominations were closed.

B. Vote of Membership: The vote of the membership was done by secret ballot. Two homeowners volunteered to tally the votes.

VI. Financial Report:

A. Balance Sheet- The unaudited financial report through October 31, 2013 was presented and reviewed by the membership.

B. Income Statement- The membership reviewed the Balance Sheet and Income Statement.

C. 2014 Budget- The member dues increased \$30 per month to \$225 per month for the 2014 year. The Board approved 2014 Budget was approved by the membership, without objection.

VII. Discussion /Open Forum:

A. Special guest, Gene West with RBC Financial was present and discussed the Association's Reserve investments. Gene answered questions from the membership.

B. Snow Committee Action Plan- The Committee members are as follows; Chuck Bringle, Scott Ray and Sharon Elms. The Committee has placed sand buckets at each building for residents to use. The Committee will measure snow falls and contact Mountain High Landscape for snow removal. The membership discussed the contract and depth of 2" to be shoveled and 4" for plowing, after the snow fall has stopped.

C. The membership discussed rain sensors for the sprinkler system. Each building has 8-9 stations and the Board of Directors does not find the sensors to be cost effective at this time. No further action was taken.

D. The membership discussed the Reserve Study with concerns on replacements of the roofs. The Board discussed the projected costs to replace them as needed and continue to maintenance them.

E. Members, 9876 #C, 9895 #G, 9895 #H and 9795 #G reported ice damming and possible gutter issues. Work orders will be placed for repairs.

F. A member present thanked the Board for their prudence with the Association's fiscal responsibility.

VIII. Results of Election: Charles Bringle was elected to serve a three year term as the Board of Directors. No objection was made by the Membership.

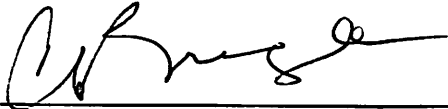
IX. Adjournment: There being no further business to come before the membership, the meeting was adjourned at 7:40 PM.

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 12 DAY OF November, 2014

ATTEST:


_____, Secretary