

**BOARD OF DIRECTORS
MINUTES OF MEETING
January 6, 2014**

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held January 6, 2014, located at 9796 W. Freiburg Dr. Unit B, Littleton, Colorado.

Roll Call, Call to Order – President Bader called the meeting to order at 5:42 PM. Members present: Chris Bader, Chuck Bringle & 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. **Ratify Officers Position-** Following discussion, Chris Bader has asked for a leave of absence and recommendations for Lynn Ester to fill his absence, by general consent, the Board of Directors determined the following positions and terms; Betty McGinnis, President, Chuck Bringle, Vice President and Lynn Ester, Secretary/Treasurer, without objection. Terms of office are as follows; Betty McGinnis, term expires 12/2014. Lynn Ester, filled on interim basis expires 12/2015. Chuck Bringle, term expires 12/2016.
- II. **Financial Report & Accounts Payable**
 - A. The unaudited financial report was reviewed setting forth the cash deposits, investments and budget analysis through the period November 30, 2013. December financials will be emailed to the Board of Directors when they are available.
- III. **Unfinished Business**
 - A. **Gutter Repair Proposals**– Following review and discussion, by general consent, the Board of Directors declined the proposals to repair the gutters until further information was provided regarding the previous work done on the gutters at 9876 #C. Management will provide copies of the previous invoices via email for the Board to review.
- IV. **New Business**
 - A. **2014 Plant Health Care Proposal** – Following review and discussion, the Board of Directors, by general consent, approved the Mountain High Tree proposal to spray 7 Ponderosa Pines, without objection.
 - B. **2014 Legal Fees Summary-** Following review and discussion, the Board of Directors, by general consent, approved the Hindman Sanchez fee summary.
 - C. **2014 Association Goals-** The board discussed the following Association Goals: 1. Painting buildings, 9796, 9816 and 9856; 2. Stucco repairs to a projected 6 units; 3. Concrete repairs or replacement at units 9836 and 9856 and 4. Shrub removal.
- V. **Committee Reports**
 - A. **Social Committee** – The following is a list of the Social Committee Members: Betty McGinnis, Chair, Judy Bringle, Cyndi Parazak and Cathy Pollock.
 - B. **Landscape Committee** – The following is a list of the Landscape Committee Members: Betty McGinnis, Chair, Karen O'Keefe and Lynn Ester.

C. Snow Removal Committee – The following is a list of the Snow Removal Committee Members: Chuck Bringle, Chair, Scott Reeh and Sharon Elms. The Committee commented on the uneven application of ice slicer to the roads. The Committee will discuss this with Mountain High Landscape. An additional sand bucket is needed for one unit and Scott Reeh will continue to fill buckets as needed. President McGinnis asked snow committee members to please treat hazardous walkways with salt/sand from the sand buckets, specifically in front of 9815C/D and 9876C/D.

VI. Open Forum

A. A member present asked about the use of message boxes in Community. The Board explained that the boxes are for Association business. President McGinnis will add parking along Freiburg during storms to the Condo Update for residents.

B. A member present asked what buildings would be getting stucco repairs. The Board will meet with potential contractors and repairs will be determined at that time. It is recommended from the Board of Directors to ask homeowners to send in pictures to management of stucco damages.

VII. Miscellaneous Items/Announcements

A. The next meeting will be held March 19, 2014 at 6:00 PM, located at KC & Associates office.

VIII. Executive Session- The Board entered into Executive Session at 6:23 PM, to discuss legal correspondence for the Association. The Regular Meeting was reconvened at 6:50 PM.


IX. Adjournment – There being no further business to come before the Board, a motion was made and upon unanimous consent, the meeting was adjourned at 6:55 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 19th DAY OF MARCH, 2014.

ATTEST:

 3/19/14 Secretary/Treasurer