

**BOARD OF DIRECTORS
MINUTES OF MEETING
March 19, 2014**

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held March 19, 2014, located at KC & Associates, 10106 W. San Juan Way, Suite 210, Littleton, Colorado.

Roll Call, Call to Order – President McGinnis called the meeting to order at 6:00 PM. Members present: Betty McGinnis, Chuck Bringle. Members absent and excused: Lynn Ester. Others present: Homeowners per sign in sheet, Candice Jackson from KC & Associates, LLC, Community Association Manager.

President McGinnis 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. **Review of Regular Meeting Minutes**
The Board next reviewed the regular meeting minutes, of January 6, 2014. Following review, upon motion made by President McGinnis and seconded by Director Bringle, the minutes were approved as presented. The motion passed unanimously, without objection.

- III. **Financial Report & Accounts Payable**
The unaudited financial report was reviewed, setting forth the cash deposits, investments and budget analysis through the period ending February 28, 2014. Following review, the Board approved by general consent the accounts payable items totaling \$8,939.49. The auto-pay items included, Denver Water, Century Link, Xcel Energy, and the Travelers Insurance condo package. The Association's current reserve amount is \$426,588.01.

- IV. **Unfinished Business**
 - A. **Ratify 2013 Tax Preparation Agreement**– Following review and discussion, by general consent, the Board of Directors approved Omeron & Associates, PC 2013 tax preparation, without objection.
 - B. **Ratify Board Appointment**- Following review and discussion, the Board approved by general consent, the Board appointment of Lynn Ester to fill Chris Bader's absence on an interim basis, without objection.
 - C. **Fire System Backflow**- The Board of Directors discussed the repairs to the fire system backflow. No decision was necessary.

- V. **New Business**
 - A. **Concrete Proposal** – Following review and discussion, the Board of Directors is continuing to meet with Contractors for additional bids. Director Bringle discussed the sidewalks on Johnson Street that are shared with the City of Littleton. The Community is on their list of repairs for the 2014 season. Director Bringle will continue to follow up with the representative for scheduling.
 - B. **Stucco Repair/Patch Proposals**- Following review and discussion, the Board of Directors is continuing to meet with Contractors for additional bids.
 - C. **Roof Inspection Report**- The roof inspection report was presented to the membership. Following review and discussion, upon motion made by President McGinnis and seconded by Director Bringle, to approve the Heritage Roofing repairs not to exceed \$1,000. The motion passed unanimously, without objection.

- D. **Snow Committee Guidelines-** The Board of Directors presented the revised 2014 Committee guidelines.
- E. **Landscape Committee Guidelines-** The Board of Directors presented the revised 2014 Committee guidelines.
- F. **Social Committee Guidelines-** The Board of Directors presented the revised 2014 Committee guidelines.

VI. Committee Reports

- A. **Landscape Committee** – No report.
- B. **Social Committee-** The next social event will commence March 22, 2014.
- C. **Snow Removal Committee** – The following items were discussed; 1) Icy sidewalks that are North facing, 2) Drainage repairs to areas in between buildings 9895 and 9815 and 3) The Board will check into the drainage concern near building 9836.

VII. Open Forum

- A. A member present asked the Board to form a Committee for the concrete repairs and other contractual items. Member present asked to be on a Committee for concrete repairs. No action was taken by the Board of Directors to approve the request. The Board of Directors will discuss the request to form a Committee.
- B. Members present stated that they were having difficulties logging into the Communities web portal. Management recommended Members to contact Client Services with KC & Associates at: 303-933-6279, for help with logging into the web portal.

VIII. Miscellaneous Items/Announcements

- A. The next meeting will be held May13, 2014 at 6:00 PM, located at KC & Associates office.
- B. **Water Room Lock Change-** The water room locks were changed as a preventative measure for the Association.
- C. **Gutter & Down Spout Repairs-** Repairs are being made to the gutters and downspouts.

- IX. **Executive Session-** The Board entered into Executive Session at 7:03 pm, to discuss legal correspondence for the Association. The Regular Meeting was reconvened at 7:38 pm.

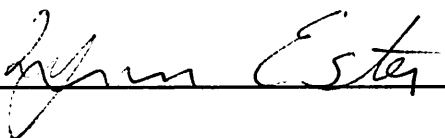
- X. **Adjournment** – There being no further business to come before the Board, a motion was made and upon unanimous consent, the meeting was adjourned at 7:40 pm.

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 13th DAY OF MAY, 2014.

ATTEST:



Secretary/Treasurer