

**BOARD OF DIRECTORS
MINUTES OF MEETING
May 13, 2014**

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held May 13, 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 and Lynn Ester. Members absent and excused: All present. 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.

Management read the “Rules of Day” to the members present, which pertains to the conduct of the meeting proceedings.

I. Approval of Regular Meeting Minutes

The Board next reviewed the regular meeting minutes, of February 12, 2014. Following review, upon motion made by Director Bringle and seconded by Director Ester, the minutes were approved as presented. The motion passed unanimously, without objection.

II. Manager’s Report- The Board of Directors reviewed and discussed the report as submitted by Management.

III. Financial Report & Accounts Payable

The unaudited financial report was reviewed, setting forth the cash deposits, investments and budget analysis through the period ending April 30, 2014. Following review, the Board approved by general consent the accounts payable items totaling \$7,277.22. The auto-pay items included, Denver Water, Century Link, Xcel Energy, and the Travelers Insurance condo package. The Association’s current reserve amount is \$423,560.68.

IV. Committee Reports

A. Landscape Committee- The Committee reported the ongoing projects as follows: 1. Removal and replacement of shrubs and grasses; 2. Addition of landscaping fabric and rock on several areas around the buildings; 3. Repairs and extensions to drainage areas; 4. Placement of new mulch around trees; 5. Sod and seed added in dead grass areas and replacement of shrubs and plants around the pond.

B. Snow Removal Committee- Director Bringle thanked the Committee for their hard work and picking up the pole guides.

C. Social Committee- The Committee has created welcoming packets for new homeowners in the Community. The next social event will commence June 21, 2014.

V. Unfinished Business

A. Ratify Concrete Proposal– Following review and discussions, the Board of Directors approved via email, the Perfect Patch contract at a cost of \$21,214.53, without objection. The Board of Directors ratified the contract set forth, without objection.

B. Ratify Stucco Repair/Paint Proposal- Following review and discussions, the Board of Directors approved via email, the Outer Armour contract at a cost of \$22,416.00, without objection. The Board of Directors ratified the contract set forth, without objection.

VI. New Business

A. None

VII. Miscellaneous Items/Announcements

A. The next meeting will be held July 8, 2014 at 6:00 PM, located at KC & Associates office.

VIII. Open Forum

A. A member present asked the Board why they did not go to bid every year for landscaping and snow removal. The Board explained that they would go to bid with any Contractor if they were not satisfied with their performances. The Board will consider going to bid every three (3) years for snow and landscape contracts.

B. A member present asked about the large costs for alarm monitoring. The alarm monitoring line item in the financial report contains the cost for the fire system backflow repairs.

C. A member present stated her concerns for having an absent Board member to fulfill her duties as a Board member. Management explained that many discussions and decisions can be made via email and conference calls. Director Ester explained that the Bylaws state that a Board member must be present for six (6) months and one (1) day.

IX. Executive Session- The Board entered into Executive Session at 6:20 pm, to discuss future Committees and Association education information. The Regular Meeting was reconvened at 6:39 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 6:40 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 8th DAY OF JULY, 2014.

ATTEST:


Charles T. Bunge 7/8/2014 Secretary