

**BOARD OF DIRECTORS
MINUTES OF MEETING
July 8, 2014**

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held July 8, 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 Chris Bader. 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.

I. Special Order

A. Resignation of Lynn Ester- The Board of Directors regrettably accepted the resignation of Lynn Ester.

B. Appointment of Chris Bader- Following review and discussion, upon motion made by Director Bringle and seconded by President McGinnis, the appointment of Chris Bader was approved. The motion passed unanimously, without objection.

C. Director Positions- Following review and discussion, the Board approved, by general consent, the positions and terms as follows: Betty McGinnis, President; Chris Bader, Vice President; Chuck Bringle, Secretary/Treasurer. Betty McGinnis term expires 12/2014. Chris Bader term expires 12/2015. Chuck Bringle term expires 12/2016.

II. Approval of Regular Meeting Minutes

The Board next reviewed the regular meeting minutes, of May 13, 2014. Following review, upon motion made by Director Bringle and seconded by President McGinnis, the minutes were approved as presented. The motion passed, without objection.

III. Manager's Report- The Board of Directors reviewed and discussed the report as submitted by Management. The Board requested that all violations to be printed and submitted in the reader file.

IV. Financial Report & Accounts Payable

A. The unaudited financial report was reviewed, setting forth the cash deposits, investments and budget analysis through the period ending June 30, 2014. Following review, the Board approved by general consent the accounts payable items totaling \$24,026.82. The auto-pay items included, Denver Water, Century Link, Xcel Energy, and the Travelers Insurance condo package. The Association's current reserve amount is \$411,220.67.

B. Following discussion, by general consent, the reserve expenditures of \$20,000 were reallocated from the stucco reserves account 9124 to the concrete reserve account 9135, to cover the additional approved concrete expenses.

V. Committee Reports

A. Landscape Committee- No report.

B. Snow Removal Committee- No report.

C. Social Committee- The next social event will commence July 25, 2014. Notices of the social event will be posted throughout the community.

VI. **Unfinished Business**

A. **Ratify Concrete Proposal**– Following review and discussions, the Board of Directors approved via email, the Perfect Patch contract revisions at a cost of \$38,274.12, without objection. The Board of Directors ratified the contract set forth, without objection.

VII. **New Business**

A. **Contracts Resolution**- Following review, upon motion made by President McGinnis, and seconded by Director Bringle, the Contracts Resolution were approved to be sent out for comment from the membership. The motion was approved unanimously, without objection.

B. **Windows, Patios/Decks, Garage & Entry Door Resolution**- Following review, upon motion made by President McGinnis, and seconded by Director Bringle, the Windows, Patios/Decks, Garage & Entry Door Resolution were approved to be sent out for comment from the membership. The motion was approved unanimously, without objection.

C. **Revised Guidelines for Architectural Improvements**- Following review, upon motion made by President McGinnis, and seconded by Director Bringle, the Revised Guidelines for Architectural Improvements were approved to be sent to the membership and updated on the Associations web portal. The motion was approved unanimously, without objection.

D. **Annual Walk Through List**- President McGinnis presented the list of items for 2014 and 2015 repairs and replacements. The list will be used for future budget items.

VIII. **Miscellaneous Items/Announcements**

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

IX. **Open Forum**

A. None.

X. **Executive Session**- The Board entered into Executive Session at 6:50 pm, to discuss owner and Association responsibilities. The Regular Meeting was reconvened at 7:02 pm.

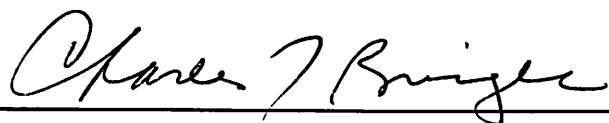
XI. **Adjournment** – There being no further business to come before the Board, a motion was made and upon unanimous consent, the meeting was adjourned at 7:15 pm.

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 SEPTEMBER, 2014.

ATTEST:



/Secretary