

**BOARD OF DIRECTORS
MINUTES OF MEETING
September 16, 2014**

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held September 16, 2014, located at KC & Associates, 10106 W. San Juan Way, Suite 210, Littleton, Colorado.

I. Call to Order, Establish Quorum, Announcements –

A. 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.

B. Special Guest, Gene West with RBC Financial- Gene West, financial advisor with RBC Financial discussed the recommendations set forth, including Certificates of Deposits and Government backed securities and provided a financial report for the Board's review. Following review and discussion, upon motion made by Director Bringle and seconded by President McGinnis, approved transferring \$246,000 from the operating account into the Reserve account, purchasing one 12 month Certificate of Deposit in the amount of \$55,000, one 15-18 month Certificate of Deposit in the amount of \$55,000, one Government backed mortgage bond at \$80,000, leaving the remaining \$56,000 in the Reserve account. The motion passed unanimously, without objection.

C. Rules of the Day- Management read the "Rules of the Day" to the members present, which pertain to the conduct of the Board meeting proceedings.

II. Approval of Regular Meeting Minutes

The Board next reviewed the regular meeting minutes, of July 8, 2014. Following review, upon motion made by President McGinnis and seconded by Director Bringle, the minutes were approved as presented. The motion passed, without objection.

III. Manager's Report-

A. The Board of Directors reviewed and discussed the report as submitted by Management. The Board considered a member's recommendation to cover the garage doors and building columns when concrete work is done in the future. The Board will notify the concrete contractors next year prior to construction.

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 August 31, 2014. Following review, the Board approved by general consent the accounts payable items totaling \$20,184.36. The auto-pay items included, Denver Water, Century Link, Xcel Energy, and the Travelers Insurance condo package. The Association's current reserve amount is \$421,304.24.

V. Committee Reports

- A. Landscape Committee-** The overgrown Juniper shrubs were removed as planned for the 2014 season. The Landscape Committee will meet to discuss the 2015 landscaping projects.
- B. Snow Removal Committee-** The Committee will place the snow markers around the community on October 1, 2014. The skidster will be used on the north facing buildings if ice accumulates this season.
- C. Social Committee-** The next social event will commence September 27, 2014. Notices of the social event will be posted throughout the community.

VI. Unfinished Business

- A. Gutter Cleaning Proposals-** The Board requested that the proposals include cleaning out the French Drains under the sidewalk areas. No decision was made.

VII. New Business

- A. Perfect Patch Proposal 2015-** Proposal was obtained for the budgetary planning and will be decided upon following the Annual Meeting of Members.
- B. Stucco Painting Repairs Proposal 2015-** Proposal was obtained for the budgetary planning and will be decided upon following the Annual Meeting of Members.
- C. 2015 Tree Care Proposal-** Following review, the Board approved by general consent, the spring and summer applications for tree care at a cost not exceeding \$970. The motion was approved unanimously, without objection.
- D. 2015 Snow Removal Contract-** Following review, the Board approved by general consent, the 2014-2015 snow removal contract with the revisions set forth. The motion was approved unanimously, without objection.
- E. 2015 Landscape Contract-** Following review, the Board approved by general consent, the 2015 Mountain High Landscaping contract at a total cost of \$13,209. The motion was approved unanimously, without objection.

VIII. Miscellaneous Items/Announcements

- A. Next Meeting-** The next scheduled Annual meeting of members will be held November 18, 2014 at 6:00 PM, located at KC & Associates office.
- B. Director Bringle** discussed the possibility of adding a sitting bench near the pond. The Board will discuss this with the Patio Homes as the expense would be shared between the Patio homes and the Condo's. No decision was made.

IX. Open Forum

- A. 9856 #G:** Thanked the Board of Directors for repairing the driveway and for looking into gutter cleaning.
- B. 9815 #A:** Asked the Board of Directors to look at the metal edging around the property that has come out of the ground. The Board agreed to look at the metal edging and ask Mountain High Landscape to re-install it as needed. Member present asked if the Snow Committee was going to meet to discuss the Snow Removal Contract terms prior to a decision. Director Bringle stated that the Board of Directors made the decision of the contracted terms. Director Bringle stated that the Board of Directors would be the direct contact people with the snow removal contractor. Member present resigned her position on the Snow Removal Committee. The Board accepted her resignation.

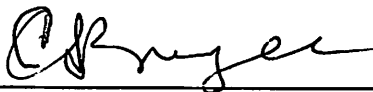
- X. **Executive Session**- The Board entered into Executive Session at 6:47 pm, to discuss violations. The Regular Meeting was reconvened at 6:59 pm.
- XI. **Adjournment** – There being no further business to come before the Board, a motion was made and upon unanimous consent, the meeting was adjourned at 7:10 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 18th DAY OF NOVEMBER, 2014.

ATTEST:


_____/Secretary