

**STAR CANYON CONDOMINIUM HOA, INC.
ANNUAL MEETING OF MEMBERS
MINUTES OF MEETING**

November 18, 2014

The Annual Meeting of Members of Star Canyon Condominium Homeowners Association, Inc. was held on November 18, 2014 at 6:00 PM, located at the office of KC & Associates, 10106 W. San Juan Way, Littleton.

I. Call to Order: President McGinnis called the meeting to order at 6:00 PM.

Determination of Quorum: A total of twenty one (21) proxy ballots were received or presented by Members present, per the sign in sheet. This number represents 29% of the membership entitled to cast a ballot and exceeds the percentage needed to conduct the meeting.

Directors Present: Betty McGinnis, Chris Bader and Chuck Bringle. Directors absent: All Present. Others present: Homeowners per the sign in sheet, Candice Jackson and Kathy Christensen of KC & Associates, LLC, Community Association Managers.

II. Opening Remarks by President: President McGinnis welcomed the homeowner's in attendance and introduced the Board of Directors, Gene West and Management.

III. Reading/Waiver of Notice of Meeting: Upon motion made, seconded, and without objection, unanimously carried, the reading of the Notice of the 2014 Annual Meeting was waived.

IV. Reading/Waiver of Minutes of Last Annual Meeting: Upon motion made, seconded, and without objection, unanimously carried, the reading of the 2013 Annual Meeting Minutes was waived.

V. Election of Directors

A. Opening & Closing of Nominations from the floor: There was one nomination from the floor and had submitted an application. Candidate Cyndi Parazak was introduced and indicated her reasons for seeking nomination. Nominations were closed.

B. Vote of Membership: The vote of the membership was done by a show of hands.

VI. Financial Report:

A. Balance Sheet- The unaudited financial report through October 31, 2014 was presented and reviewed by the membership.

B. Income Statement- The membership reviewed the Balance Sheet and Income Statement.

C. 2015 Budget- The member dues increased \$15 per month to \$240 per month for the 2015 year. The overall increase of 5.7%. The vote of the 2015 Budget was done by a show of hands by the membership. A total of sixteen (16) approved the 2015 budget with a total of five (5) objections. The 2015 Budget was approved by a majority vote.

VII. Discussion /Open Forum:

- A.** Special guest, Gene West with RBC Financial was present and discussed the Association's Reserve investments. Gene answered questions from the membership.
- B.** A Member present stated that a Woodpecker had nested at the top of the window area of their building. Management will contact a Contractor for information on removal of the bird nest.
- C.** Member present commented of the following: 1) Asked the Board why the Association did not have VA approval. The Board will discuss and review the costs and requirements and 2) Removing the plants and shrubs between the driveways with concrete for safety reasons and easier access to vehicles. The Board stated that the membership would need to vote on this change, as several members did not want to remove them.

VIII. Results of Election: Cyndi Parazak was elected to serve a three year term as the Board of Directors, by a majority vote. One vote was opposed by the Membership.


IX. Adjournment: There being no further business to come before the membership, the meeting was adjourned at 7:00 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 JANUARY, 2015.

ATTEST:

 1/13/15, Secretary