

**BOARD OF DIRECTORS
MINUTES OF MEETING
March 10, 2015**

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held March 10, 2015, located at KC & Associates, 10106 W. San Juan Way, Suite 210, Littleton, Colorado.

Call to Order, Establish Quorum, Announcements- Director Bringle called the meeting to order at 6:10 pm. Members present: Chuck Bringle and Chris Bader. Absent and excused: Cyndi Parazak. Others present: Homeowners per sign in sheet, Candice Jackson from KC & Associates, LLC, Community Association Manager.

President Bringle noted that a quorum was present necessary to conduct the business of the Board and the Association.

I. Review of Regular Meeting Minutes

The Board next reviewed the regular meeting minutes, of January 13, 2015. Following review, upon motion made by President Bringle and seconded by Director Bader, the minutes were approved as presented. The motion passed, without objection.

II. Manager's Report

A. Communications- Scheduling of the painting for buildings 9815, 9876 & 9896 and the stucco painting for buildings 9816, 9836 & 9856 will be coordinated at the end of March, 2015.

B. Backflow testing will be coordinated when the irrigation system is turned on. Notices continue to be sent to homeowners. Management has contacted Denver Water and Cross Connections requesting that the letters only be sent to the managing agent for the Association. No changes have been made at this time. It is recommended that homeowners contact both agencies and request that the notices no longer be sent to individual unit owners.

III. Financial Report & Accounts Payable

A. The unaudited financial report was reviewed, setting forth the cash deposits, investments and budget analysis through the period ending February 28, 2015. Following review, the Board approved by general consent the accounts payable items totaling \$19,401.37. The auto-pay items included, Denver Water, Century Link, Xcel Energy, and the Travelers Insurance condo package. The Association's current reserve amount is \$413,655.80.

IV. Committee Reports

A. Landscape Committee- Betty McGinnis continues to correspond with the Board of Directors regarding the recommendations and landscaping items.

B. Snow Committee- Nothing to report.

C. Social Committee- Judy Bringle and Cyndi Parazak collected neighbors input for future social events. A tentative calendar of events for the social gatherings will be posted for resident within the community when it is available.

V. Unfinished Business

A. 2015 Perfect Patch Proposal- This item was tabled until the grading is evaluated.

B. Water Feature/Park Bench- The Board of Directors discussed and reviewed the park bench and concrete pad installation proposals and determined that the costs exceed the 2015 budgeted expenses, by general consent without objection. If donations or pledges were received by the community for the cost to install the bench, the Board would reconsider the option at that time.

C. 2015 Water Feature Repairs- Following review and discussion, The Board approved by general consent, to repair the pond and replace plants by Mile High Lawn, at a share cost with the Patio Homes, not exceeding \$3,900, unanimously without objection.

VI. New Business

- A. Signing of the 2014 Tax Returns-** The 2014 taxes were reviewed and signed and approved by general consent, for submission, without objection.
- B. 2014 Audit Proposal-** Following review and discussion, the Board approved by general consent, Nancy Foss CPA to prepare a Review of the Associations 2014 financial statements and revenues of expenses, at a cost not exceeding \$1,250, unanimously without objection.
- C. Comcast Services Agreement-** Following discussion and review, the Board will add a legal clause to the contract set forth and resubmit to Comcast.

VII. Miscellaneous Items/Announcements

- A. Next Meeting-** The next scheduled regular Board meeting will be held May 12, 2015 at 6:00 PM, located at KC & Associates office.
- B. Trialmark Master Association Meeting-** The next schedule meeting will be held May 14, 2015.

VIII. Open Forum

- A. None.**



IX. Executive Session- The Board entered into Executive Session at 6:50 pm, to discuss the current delinquent account account #18144. The Board discussed the option for account #18108 to pay a month in advance to avoid late fees. The Regular Meeting was reconvened at 7:03 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 7:05 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 5th DAY OF MAY, 2015.

ATTEST:  5/5/15  Secretary