

**BOARD OF DIRECTORS  
MINUTES OF MEETING  
May 5, 2015**

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held May 5, 2015, located at KC & Associates, 10106 W. San Juan Way, Suite 210, Littleton, Colorado.

**Call to Order, Establish Quorum, Announcements-** President Bringle called the meeting to order at 6:05 pm. Members present: Chuck Bringle, Cyndi Parazak and Chris Bader. Absent and excused: All present. 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 March 10, 2015. Following review, the minutes were approved as presented, by general consent, without objection.

**II. Manager's Report**

**A.** Communications- Painting for buildings 9815, 9876 & 9896 will begin in May, 2015. Notices will be emailed or posted prior to painting for residents.

**B.** The domestic backflow testing is complete for the 2015 year.

**C.** 9816 C & D Inquiry- This item has been tabled until the next meeting for the Board to obtain more information.

**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 March 31, 2015. Following review, the Board approved by general consent the accounts payable items totaling \$16,738.11. The auto-pay items included, Denver Water, Century Link, Xcel Energy, and the Travelers Insurance condo package. The Association's current reserve amount is \$413,028.52.

**IV. Committee Reports**

**A.** Landscape Committee- Reports that three (3) Pine Trees near the 9796 mailbox are stressed. The removal of a small tree was discussed and approved by the Board. The annual walkthrough will be scheduled for May, 2015.

**B.** Social Committee- The next social event will be Happy Hour commencing June 6, 2015. Notices will be posted for the location.

**V. Unfinished Business**

**A. Ratify Comcast Services Agreement-** Following review and discussions, the Board of Directors approved via email, the Comcast agreement for a fifteen year term, with a one-time payment to the Association in the amount of \$3,600, without objection. The Board of Directors ratified the contract set forth, without objection.

**B. Ratify Engineering Survey Agreement-** Following review and discussions, the Board of Directors approved via email, Baseline Engineering contract at a cost of \$2,500, without objection. The Board of Directors ratified the contract set forth, without objection.

**VI. New Business**

**A. Irrigation Backflow Updates-** The irrigation backflow testing will commence in May once the system has been tested and is working properly.

**VII. Miscellaneous Items/Announcements**

**A. Next Meeting-** The next scheduled regular Board meeting will be held July 14, 2015 at 6:00 pm located at KC & Associates office.

**B. Trialmark Master Association Meeting-** The next schedule meeting will be held July 9, 2015.

**C. Management** will contact Simplexx Grinnell that a leak is still present on the fire system exterior pipe.

**VIII. Open Forum**

**A. 9816:** There are reports of many dead shrubs throughout the community due to the winter months. A walkthrough will be scheduled to determine what shrubs need to be removed and/or replaced this season. Reported that there is paint on the concrete near the railings and door area. Management will have the paint removed by the Contractor.

**B. Members** discussed the recent Jefferson County Value assessment notice. The Board asked Management to contact Sunny Puckett for a two (2) year resale value analysis.

**IX. Executive Session-** The Board entered into Executive Session at 6:45 pm, to discuss the current delinquent account account #18144. The Board will discuss the delinquency with the homeowner. The Regular Meeting was reconvened at 7:10 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 7:15 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 14<sup>th</sup> DAY OF JULY, 2015.

ATTEST:  /Secretary