

**BOARD OF DIRECTORS
MINUTES OF MEETING
September 8, 2015**

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held September 8, 2015, located at KC & Associates, 10106 W. San Juan Way, Suite 210, Littleton, Colorado.

Call to Order, Establish Quorum, Announcements- President Bader called the meeting to order at 6:00 pm. Members present: Chris Bader, Scott Reeh and Cyndi Parazak. Absent and excused: All present. Others present: Homeowners per sign in sheet, Candice Jackson from KC & Associates, LLC, Community Association Manager.

I. Review of Regular Meeting Minutes

The Board next reviewed the regular meeting minutes, of May 5, 2015. Following review, upon motion made by President Bader and seconded by Director Parazak, the minutes were approved as presented. The motion passed unanimously, without objection.

II. 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, 2015. Following review, the Board approved by general consent, the accounts payable items totaling \$30,113.21. The auto-pay items included, Denver Water, Century Link, Xcel Energy, and the Travelers Insurance condo package. The Association's current reserve amount is \$394,125.32.

III. Committee Reports

A. Landscape Committee- Committee Member, Karen O'Keefe presented 3-4 different plant options to replace junipers. One recommendation was to use orange carpet trumpet plant in place of junipers. The Committee will continue to obtain plant information for the different locations within the Community.

B. Social Committee- The Star Canyon Luncheon held August 27, 2015 located at Ted's Montana Grill in Aspen Grove was a great success. The Board of Directors would like KC & Associates to provide them with a list of new homeowners, so they may provide move-in packages to new residents.

IV. Unfinished Business

A. Sidewalk Replacement on Johnson St.- Director Parazak met with the City of Littleton to discuss the repairs and replacements of the sidewalk areas. The replacements will be schedule for the end of September, 2015. A notice will be given to residents to make parking arrangements two weeks prior to the repairs.

V. New Business

A. Concrete Proposal- Following review and discussions, the Board of Directors approved, by general consent, Economy Paving at a cost not to exceed \$26,500.00, without objection.

B. Landscaping Proposal- Following review and discussions, the Board of Directors approved, by general consent, Mountain High Lawn contract at an annual cost of \$13,500.00, without objection.

- C. **Snow Removal Proposal-** Following review and discussions, the Board of Directors approved, by general consent, Mountain High Lawn contract set forth, without objection.
- D. **Proposed 2016 Budget-** The Board of Directors scheduled a Budget Study Session for September 14, 2015 to discuss and review the Proposed 2016 Budget.

VI. **Miscellaneous Items/Announcements**

- A. **Next Meeting-** Annual Meeting of Members – November 10, 2015

VII. **Open Forum**

- A. None

VIII. **Executive Session-** The Board entered into Executive Session at 6:52 pm, to discuss the current accounts as follows: The Board of Directors approved, by general consent, legal action for account #18144; and sending violations for cars not being parked in garage, without objection. The Regular Meeting was reconvened at 7:22 pm.

IX. **Adjournment** – There being no further business to come before the Board, a motion was made and upon unanimous consent, the meeting was adjourned at 7:25 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 10th DAY OF NOVEMBER, 2015.

ATTEST:  _____/Secretary