

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

December 8, 2015

The Annual Meeting of Members of Star Canyon Condominium Homeowners Association, Inc. was held on December 8, 2015 at 6:00 PM, located at the office of KC & Associates, 10106 W. San Juan Way, Littleton.

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

Determination of Quorum: A total of twenty four (24) proxy ballots were received or presented by Members present, per the sign in sheet. This number represents 33% of the membership entitled to cast a ballot and exceeds the percentage needed to conduct the meeting.

Directors Present: Chris Bader, Scott Reeh and Cyndi Parazak. 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 Bader welcomed the homeowner's in attendance.

III. Reading/Waiver of Notice of Meeting: Upon motion made, seconded, and without objection, unanimously carried, the reading of the Notice of the 2015 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 2014 Annual Meeting Minutes was waived.

V. Election of Directors

A. Opening & Closing of Nominations from the floor: There was one nomination from the floor. Tom Kartheiser was nominated. 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 November 30, 2015 was presented and reviewed by the membership.

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

C. 2016 Budget- The member dues increased \$10 to \$250 per month for the 2016 year effective January 1, 2016. The Board approved budget was ratified by the membership.

VII. Discussion /Open Forum:

A. A Member present asked about the parking enforcement letter that was distributed to the membership. The Board of Directors has a fiduciary duty to enforcement the Covenants and will continue to monitor cars parked in driveways. The local Police Department should be contacted for cars parking in fire lanes.

B. President Bader discussed the following items; 1)The Reserve Study update for the 2016 year; 2) The gutters will be evaluated and recommendations will be considered to control the leaking and ice damming issues; 3) Dead rose bushes and shrubs will be replaced and a list of plants will be provided to members to choose from. The Landscape Committee will provide a list to the Board for consideration.

VIII. Results of Election: Tom Kartheiser was elected to serve a three year term as the Board of Directors, by a majority vote.

IX. Adjournment: There being no further business to come before the membership, the meeting was adjourned at 7:45 PM.

Submitted by,

Candice Jackson, CAM
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 19th DAY OF JANUARY, 2016.

ATTEST:


_____, Secretary