

**BOARD OF DIRECTORS
MINUTES OF MEETING
May 10, 2016**

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held on May 10, 2016 at the office of KC & Associates, LLC located at 10106 W. San Juan Way, Suite 210 in Littleton, Colorado.

- I. **Call to Order, Establishment of Quorum** -- President Reeh called the meeting to order at 6:03 PM. Members Present: Scott Reeh, Cyndi Parazak via phone and Tom Kartheiser. Members Absent and Excused: All Present. Others Present: Homeowners per the sign-in sheet, Tina White and Kathy Christensen from KC & Associates, LLC, Community Association Managers.
- II. **Review of Regular Meeting Minutes** -- The Board reviewed the Regular Meeting Minutes of March 8, 2016. Following review, upon motion duly made by Director Parazak and seconded by Director Reeh to approve the minutes as submitted. Motion passed without objection, unanimously.
- III. **Financial Report & Accounts Payable** -- The Board next reviewed the preliminary unaudited financial report of the Association setting forth the cash deposits, investments and budget analysis through the period ending April 30, 2016. The Board reviews and approves account payable invoices via the online invoice process, and signs any additional unsigned checks at their meeting.
- IV. **Manager's Report**
 - A. **Reports** – The Board reviewed reports on work orders issued, etc.
 - B. **Violations** – Violations letters are mailed per property inspections and reported homeowner complaints.
- V. **Committee Reports**
 - A. **Landscape Committee** – The Committee Chairperson, Karen O'Keefe, presented four proposals to the Board for review, the committee recommends the Board approved the proposals. Following review and discussion, upon motion duly made by Director Reeh and seconded by Director Kartheiser to approve proposals to add fertilizer to all shrubs & trees and add mulch to the property trees & beds at a cost of \$1,1815, add rock to allow water to drain, remove one shrub, remove dying tree with replacement at a cost of \$945, remove rose bushes throughout the Community and replace with various shrubs at a cost of \$5,001.50 and remove shrubs, junipers, grass and replace grass and shrubs at a cost of \$3,008.25. The motion passed unanimously without objection. Director Parazak thanked Karen O'Keefe and Lynn Ester for all their hard work on the Landscape Committee.
 - B. **Snow Committee** – No report
 - C. **Social Committee** – The May luncheon will be held on May 20, 2016 beginning at 12:00 Noon at the Cheesecake Factory at Southwest Plaza. Welcome packets and newcomer's letters are being delivered by Betty McGinnis.
- VI. **Unfinished Business**
 - A. **Shared Water Billing**-The Board requested a meeting is set up with Mountain High Landscape.

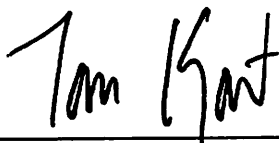
- VII. New Business**
- A. Painting- Following review and discussion, upon motion duly made by Director Reeh and seconded by Director Kartheiser to approve Outer Armor to complete the painting on the last three buildings at a cost not to exceed \$22,416. The motion passed unanimously without objection.
 - B. Reschedule Walk Through- Spring Walk Through is scheduled for Wednesday May 25, 2016 at 3:00 PM.
 - C. 2015 Taxes- Following review and discussion, the Board unanimously approved the 2015 State and Federal taxes with no taxes owed.
- VIII. Open Forum** – The following items were brought before the Board: 1) Homeowner asked for a variance on parking in her driveway at night. The Board will discuss and Management will let her know. Homeowner talked about Loss Assessment that all homeowners need have in case there was ever a special assessment. 2) Homeowner attended the meeting for a hearing regarding parking in the driveway overnight. Homeowner also asked for a variance for parking in the driveway. 3) Homeowner informed the Board she is allergic to the junipers around her unit, they will be replaced with a spirea shrub.
- IX. Miscellaneous Items/Announcements**
- A. The next regular meeting will be held on Tuesday, July 12, 2016 beginning at 6 PM at the office of KC & Associates, LLC located at 10106 W. San Juan Way, Suite 210, in Littleton, Colorado.
 - B. Following review and discussion, the Board approved a three month parking permit for Ms. Allen due to the ADA parking sticker. The Board denied the parking request for Mr. Eberle.
- X. Executive Session** – The Board entered into Executive Session at 8:00 PM. The regular meeting resumed at 8:10 PM.
- XI. Adjournment** – There being no further business to come before the Board, a motion was made and upon unanimous consent, the meeting was adjourned at 8:15 PM.

Submitted by,

Tina White 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 12th DAY OF JULY, 2016.

ATTEST:



Secretary