

**BOARD OF DIRECTORS
MINUTES OF MEETING
July 12, 2016**

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held on July 12, 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 and Tom Kartheiser. Members Absent and Excused: All Present. Others Present: Homeowners per the sign-in sheet, Tina White and Angie Johnson from KC & Associates, LLC, Community Association Managers.
- II. **Review of Regular Meeting Minutes** -- The Board reviewed the Regular Meeting Minutes of May 10, 2016. Following review, upon motion duly made by Director Parazak and seconded by President Reeh to approve the minutes as submitted. Motion passed without objection, unanimously.
- III. **Financial Report & Accounts Payable** -- 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** – Shrubs will start going in week of July 18, 2016 Mountain High & Landscape is behind.
 - B. **Snow Committee** – No report
 - C. **Social Committee** – The July luncheon will be held on July 22, 2016, beginning at 12:00 Noon at Perry's Steakhouse & Grille at Park Meadows. Welcome packets and newcomer's letters are being delivered by Betty McGinnis.
- VI. **Unfinished Business**
 - A. **Shared Water Billing** - The Board requested that monthly billing is sent out for the water feature. Management will resend bill for 2015 to Star Canyon Patio Homes as they have not paid the invoice in full.
 - B. **Status of Painting project (Outer Armor)** – Building 9896 is completed, Outer Armor has started building 9876 as of July 11, 2016, after completing Outer Armor will start building 9815.
- VII. **New Business**
 - A. **Crumbling Wall at 9876-G** – This is still not complete; management will call and check the status with HPS. Tom wants to walk the property to make sure this is the only place the wall is crumbling.
 - B. **Water Feature** – The water feature has been repaired. The Board discussed changing the water feature.

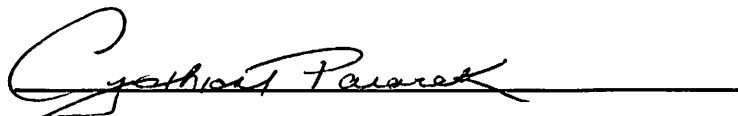
- VIII. Open Forum** – The following items were brought to the Board: 1) Lattice work that needs to be done in 9796 building. 2) When emailing manager getting “Auto Reply” , Management will talk to the owner. 3) Ms. McGinnis requested that she receives a list of all new home owners so she can send out welcome packets. 4) Mr. Bader will look at CC&R’s to see if a vote is needed to change the water feature.
- IX. Miscellaneous Items/Announcements**
- A. The Board is looking for the manufacture of the roof shingles, due to crumbling.
 - B. The Board stated there was a contract with ARS for level 3 reserve study Management will look into it.
 - C. The Board requested that all meetings be put on the portal.
 - D. Work orders – The Board requested that every work order comes to the Board before being issued. The board also requested that they view work after completion, and before checks are signed.
 - E. Driveways – Upon walk through on July 20, 2016 the Board wants to look at the driveways and see if there is a need for concrete repairs.
 - F. Walk Through- Walk Through is scheduled for Wednesday July 20, 2016 at 3:00 PM
 - G. The next regular meeting will be held on Tuesday, September 13, 2016 beginning at 6 PM at the office of KC & Associates, LLC located at 10106 W. San Juan Way, Suite 210, in Littleton, Colorado.
- 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 7:55 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 13th DAY OF SEPTEMBER, 2016.

ATTEST:

 Secretary