

**BOARD OF DIRECTORS
MINUTES OF MEETING
May 9, 2017**

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held on May 9, 2017 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 6:11 PM. Members Present: Scott Reeh and Cyndi Parazak. Members Absent and Excused: Tom Kartheiser. Others Present: Homeowners per the sign-in sheet, Tina White from KC & Associates, LLC, Community Association Manager.
- II. **Review of Regular Meeting Minutes** -- The Board reviewed the Regular Meeting Minutes of March 14, 2017. Following review, upon motion duly made by Director Parazak and seconded by Director Reeh to approve the minutes as amended. 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** – No Report
 - B. **Snow Committee** – Director Reeh reported that salt and snow removal is very low for this year.
 - C. **Social Committee** – Ms. McGinnis and Director Parazak will rejuvenate the Social Committee.
- VI. **Unfinished Business**
 - A. **Ratify Roof Contract-** In between meetings the Board unanimously approved United Roofing to replace roofs on all nine buildings through the insurance company.
 - B. **Ratify Gutter Contract-** In between meetings the Board unanimously approved Conifer Gutter Service to replace the gutters with 5" gutters at a cost not to exceed \$32,000.
 - C. **Ratify Shared Water Proposal-** In between meetings the Board unanimously approved Mountain High Lawn & Landscape to add a mainline to separate from the Patio Homes at a cost not to exceed \$6,215.
 - D. **Revised Reserve Study-** Following review and discussion, upon motion made by Director Reeh and seconded by Director Parazak to approve the revised Reserve Study.
- VII. **New Business**
 - A. **Seal Coating Proposals-** Tabled until Director Kartheiser can review the proposals.

B. 2016 Federal & State Taxes- Following review and discussion, upon motion made by Director Reeh and seconded by Director Parazak to approve the 2016 taxes with no taxes owed for Federal or State. The motion passed unanimously without objection.

VIII. Open Forum – Nothing to come before the Board.

IX. Miscellaneous Items/Announcements

A. The Board requested Management contact Todd Story at Mountain High Lawn & Landscape for the locations of the smart clocks and to check for the sensors that were on the roofs.

B. The Board requested Management contact Scott Coleman at United Roofing to ask about an insurance company he knows.

C. The Board requested the shared billing for the water feature is billed monthly.

D. The next regular meeting will be held on Tuesday, July 11, 2017 beginning at 6 PM at the office of KC & Associates, LLC located at 10106 W. San Juan Way, Suite 210, in Littleton, Colorado

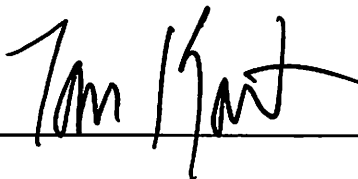
X. Adjournment – There being no further business to come before the Board, a motion was made and upon unanimous consent, the meeting was adjourned at 7:35 PM.

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 11th DAY OF JULY, 2017.

ATTEST:



Secretary