

**BOARD OF DIRECTORS
MINUTES OF MEETING
September 26, 2017**

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held on September 26, 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 6:01 PM. Members Present: Scott Reeh, Cyndi Parazak and Tom Kartheiser. Members Absent and Excused: All present. Others Present: Homeowners per the sign-in sheet, Angie Johnson from KC & Associates, LLC, Community Association Manager.
- II. **Co-Biz- Kathleen Finley** - Kathleen Finley with CoBiz spoke to the Board about insurance. She stated that she is still waiting for quotes and as soon as she receives them she would email the quotes to management to forward to the Board.
- III. **Review of Regular Meeting Minutes** -- The Board reviewed the Regular Meeting Minutes of July 11, 2017. Following review, upon motion duly made by Director Reeh and seconded by Director Kartheiser to approve the minutes. Motion passed without objection, unanimously.
- 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 sent in writing.
- V. **Financial Report & Accounts Payable** - The Board next reviewed the unaudited financial report of the Association setting forth the cash deposits, investments and budget analysis through the period ending August 31, 2017. The Board reviews and approves account payable invoices via the online invoice process and additional unsigned checks at their meeting
- VI. **Committee Reports**
 - A. **Landscape Committee** – Karen O'Keefe presented four proposals to the Board from Mountain High Lawn & Landscape for Juniper removal, to add mulch, add stone and slow release fertilizer throughout the property. The Board tabled this until next year. Karen also stated that if a homeowner has any issues with the landscaping they should let Todd with Mountain High Lawn & Landscape know that way he can correct the problem.
 - B. **Snow Committee** – Director Reeh stated 2017 was a soft year for snow and there is still a lot of money in the snow budget.
 - C. **Social Committee** – No Report
- VII. **Unfinished Business**
 - A. **Work Orders** - Following review and discussion, upon motion made by Director Reeh and seconded by Director Kartheiser that all work orders go to the Board before issuing. The motion passed unanimously without objection.
- VIII. **New Business**

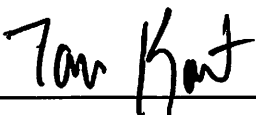
- A. **Mountain High Lawn & Landscape – Landscape Maintenance Contract for 2018 Season**- Tabled until next meeting.
 - B. **Mountain High Lawn & Landscape- Snow Removal Agreement 2017-2018 Season** - Following review and discussion, upon motion made by Director Reeh and seconded by Director Kartheiser to approve the Snow Removal Agreement with Mile High Lawn and Landscape. The motion passed unanimously without objection.
 - C. **CD Mature** – Tabled until next meeting.
 - D. **2018 Budget** - Following review and discussion, upon motion made by Director Reeh and seconded by Director Kartheiser there are a few changes that need to be made to the budget before the Board approves to send to homeowners.
- IX. **Open Forum** – Before the open forum began Director Reeh let the homeowners know that the Board is aware of the “2 hour parking” that was posted on S. Johnson Street. The two hour parking was posted by the City of Littleton. The homeowner at 9836 W. Freiburg Dr # A stated there are 20 parking spots and 72 units, inadequate parking. The homeowner also wanted to go door to door and get a petition signed to have the parking changed. The Board denied this request. Homeowner at 9876 W Freiburg Dr # E stated that ¼ of her garage is full of tools and she is not able to park both cars in the garage because of the tools. The Board stated that the garage is not to be used for storage as it states in the Declaration. The homeowner asked if her husband is walking to his truck on S. Johnson St and he slips and falls who is responsible for the medical bills. Homeowners asked if S. Johnson St. becomes no parking what is the next step. The homeowner at 9795 W. Freiburg Dr. #G asked how he can volunteer to be on the Board. He was not able to find anything online.
- X. **Miscellaneous Items/Announcements**
- A. The Board wants to walk the property with management; Director Kartheiser will call with a date.
 - B. The Board requested a study session to review the budget in greater detail, beginning at 6 PM at the office of KC & Associates, LLC located at 10106 W. San Juan Way, Suite 210, in Littleton, Colorado on October 19, 2017.
 - C. The next meeting is the Annual meeting to be held on Thursday, November 30, 2017 beginning at 6 PM at the office of KC & Associates, LLC located at 10106 W. San Juan Way, Suite 210, in Littleton, Colorado
- 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 7:55 PM.

Submitted by,

Angie Johnson, Licensed CAM

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 30th DAY OF, NOVEMBER 2017.

ATTEST:



Secretary