

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

**November 30, 2017**

The Annual Meeting of Members of Star Canyon Condominium Homeowners Association, Inc. was held on November 30, 2017 at 6:00 PM, located at the office of KC & Associates, 10106 W. San Juan Way, Littleton.

**I. Call to Order:** President Reeh called the meeting to order at 6:05 PM.

**Determination of Quorum:** A total of twenty nine (29) proxy ballots were received or presented by Members present, per the sign in sheet. This number represents 40% of the membership entitled to cast a ballot and exceeds the percentage needed to conduct the meeting.

**Directors Present:** Scott Reeh, Tom Kartheiser and Cyndi Parazak. **Directors absent:** All present. **Others present:** Homeowners per the sign in sheet, Kathy Christensen and Angie Johnson of KC & Associates, LLC, Community Association Managers.

**II. Opening Remarks by President:** President Reeh welcomed the homeowner's in attendance. Director Reeh informed the homeowners that this year was a good year. Director Reeh also stated the community was very fortunate with the roofs being covered under insurance, and the gutters were paid for by the HOA and replaced. Director Reeh stated Star Canyon is a great community to live in.

**III. Reading/Waiver of Notice of Meeting:** Upon motion made, seconded, and without objection, unanimously carried, the reading of the Notice of the 2017 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 2016 Annual Meeting Minutes was waived.

**V. Election of Directors**

**A. Opening & Closing of Nominations from the floor:** There was one nomination from the floor. Randy Pabst volunteered to join the Board; there were no other volunteers or nominations. Nominations were closed.

**B. Vote of Membership:** The membership approved a vote by, accumulation.

**VI. Financial Report:**

**A. Balance Sheet-** The unaudited financial report through October 31, 2017 was presented and reviewed by the membership.

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

**C. 2018 Budget-** The Board approved budget was ratified by the membership. Motion passed unanimously without objection.

**VII. Discussion /Open Forum:**

- A. A homeowner asks that the board look into becoming VA approved. The board stated that they would look into the cost.
- B. A homeowner asked about keyless/remote locks. The Board stated the Architectural Committee would look into a standard lock and color.
- C. A homeowner asked if the Board could look into adding letters above the garages.
- D. The homeowners thanked the Board for all their work.

**VIII. Results of Election:** Randy Pabst was elected to serve a three year term, by acclamation .

**IX. Closing remarks by President:** President Reeh thanked Chris Bader and Betty McGinnis for all the work they do. President Reeh also thanked the homeowners for attending the meeting. The Board thanked Cyndi Parazak for her service.

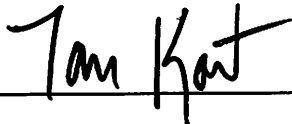
**X. Adjournment:** There being no further business to come before the membership, the meeting was adjourned at 7:07 PM.

Submitted by,

Angie Johnson CAM  
Kathy Christensen, CAM, CMCA, AMS, PCAM  
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 9<sup>th</sup> DAY OF JANUARY, 2017.

ATTEST:

  
\_\_\_\_\_, Secretary