

**STAR CANYON CONDOMINIUM  
BOARD OF DIRECTORS  
MINUTES OF MEETING  
January 9, 2018**

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held on January 9, 2018 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** – Director Kartheiser called the meeting to order at 6:01 PM. Members Present: Tom Kartheiser, and Randy Pabst. Directors Absent and Excused: Scott Reeh. Others Present: Homeowners per the sign-in sheet, Angie Johnson from KC & Associates, LLC, Community Association Manager.
- II. **Review of Regular Meeting Minutes** -- The Board reviewed the Regular and Annual Meeting Minutes of November 30, 2017. Following review, upon motion duly made by Director Pabst and seconded by Director Kartheiser to approve the minutes as presented. The motion passed without objection, unanimously.
- III. **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.
- IV. **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 December 31, 2017. The Board reviews and approves account payable invoices via the online invoice process and additional unsigned checks at their meeting
- V. **Committee Reports**
  - A. **Landscape Committee** – Director Kartheiser signed proposal for adding stone and removal for junipers around the community from Mountain High, which were approved.
  - B. **Snow Committee** – No Report
  - C. **Social Committee** – No Report
- VI. **Unfinished Business**
  - A. **Door Lock Guidelines** – Tabled until Director Reeh and homeowner Chris Bader, who is on the Architectural Committee are present.
- VII. **New Business**
  - A. **Fee Schedule** – Management presented the Board with the 2018 fee schedule for their review. No action required.
- VIII. **Open Forum** – Homeowner in 9876 - E had a question about the parking survey that was brought up at another meeting. The homeowner also was questioning the violation she received for parking. The Board suggested the homeowner find a solution to the parking issue and submit it to the board. The Board reminded the homeowner that there will be driveway work this year. Homeowner in 9876 - E stated there was nothing wrong

with her driveway. The tree that was removed next to her unit had to be removed. There is no warranty with the trees that close to driveway and foundations.

**IX. Miscellaneous Items/Announcements**

**A.** The next Board meeting will be held on Tuesday, March 13, 2018 beginning at 6 PM at the office of KC & Associates, LLC located at 10106 W. San Juan Way, Suite 210, in Littleton, Colorado

**B.** Election of Officers –The following officers were elected until the next Annual Meeting; Scott Reeh, President - Tom Kartheiser, Secretary, and Randy Pabst, Treasurer.

**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 8:00 PM.

Submitted by,

Angie Johnson, CAM  
Community Association Managers

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 13<sup>th</sup> DAY OF MARCH 2018.

ATTEST:



Secretary