

**STAR CANYON CONDOMINIUM  
BOARD OF DIRECTORS  
MINUTES OF MEETING  
May 15, 2018**

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held on May 15, 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 Reeh called the meeting to order at 6:04 PM. Members Present: Scott Reeh, Tom Kartheiser and Randy Pabst. Directors Absent and Excused: All present. 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 Meeting Minutes of March 13, 2018. Following review, upon motion duly made by Director Reeh 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 April 30, 2018. 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** – No Report
  - B. **Snow Committee** – The Board informed the homeowners there is no longer a snow committee, there needs to be three (3) people and the committee will work close with Todd, Todd is with Mountain High Lawn & Landscape.
  - C. **Social Committee** – No Report
- VI. **Unfinished Business**
  - A. **Letter from Attorney** – Following review and discussion, upon motion made by Director Reeh and seconded by Director Kartheiser to approve the letter the attorney drafted for the water feature. Motion passed without objection, unanimously.
- VII. **New Business**
  - A. **Parking Mediation** – Director Katheiser and Director Pabst had a meeting with the City of Littleton and the Patio Homes. It was discussed there will not be parking at the water feature and the city will provide signs for that.
  - B. **New Parking Guidelines** – Homeowners will be allowed to park in the drive way starting July 1, 2018. This will be a trial run and will check with homeowners in ninety (90) days. The Board stated everyone has a garage and the homeowners need to park in the garage first.

- C. **Volunteers Needed** – The Board informed the homeowners that volunteers were needed for to serve on the Board. Three homeowners volunteered, Bill Schleifman, Frank Gieger, and Buddy Allen.
- D. **Pending Driveway Replacement** – The Board informed the homeowners the driveway replacement will be in phases. This year phase one has an estimated start date of July 1, 2018. The driveways that will be repaired in phase one are 9876, 9856 and 9786 W. Freiburg Dr.

VIII. **Open Forum** –The Board reminded the homeowners that there will be driveway work this year. A homeowner asked about restricted parking from November to April with two inches (2”) of snow. A homeowner is concerned the renter will not be aware of the new changes. Homeowner asked if the HOA can mail the renters the new rules. The Board informed the homeowners they are responsible for the dryer vents. A homeowner asked where a working capital goes that is collected at closing.

IX. **Miscellaneous Items/Announcements**

- A. The next Board meeting will be held on Tuesday, July 10, 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. The Board requested Management look into Air BnB's.
- C. The Board requested that work when completed needs to be checked before cutting a check.
- D. The Board is looking into getting a budget committee.

X. **Executive Session** – The Board entered into Executive Session at 7:52 PM. The regular meeting reconvened at 7:55 PM.

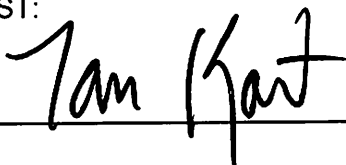
XI. **Adjournment** – There being no further business to come before the Board, a motion was made and upon unanimous consent, the meeting was adjourned at 8:07 PM.

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 10<sup>th</sup> DAY OF JULY 2018.

ATTEST:

  
\_\_\_\_\_  
Secretary