

**STAR CANYON CONDOMINIUM  
BOARD OF DIRECTORS  
MINUTES OF MEETING  
July 10, 2018**

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held on July 10, 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 Pabst called the meeting to order at 6:00 PM. Members Present: Randy Pabst, Tom Kartheiser, Buddy Allen, Frank Gieger, and Bill Schleifman. Directors Absent and Excused: All present. Others Present: Todd Story with Mountain High Lawn & Landscape, Homeowners per the sign-in sheet, and Angie Johnson from KC & Associates, LLC, Community Association Manager.
- II. **Review of Regular Meeting Minutes** -- The Board reviewed the Regular Meeting Minutes of May 15, 2018. Following review, upon motion duly made by Director Kartheiser and seconded by Director Gieger 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 June 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** – Karen OKeefe - No Report
  - B. **Snow Committee – (Volunteers Needed)** - No Report
  - C. **Social Committee** – Kathy Allen volunteered to be on the social committee.
- VI. **Unfinished Business**
  - A. **Air B&B** – The Board requested Management look into Air B&B's. Per Jefferson County an Air B&B must be on one (1) acre lots and must be registered with the City and County.
- VII. **New Business**
  - A. **Pending Driveway Replacement** – The Board approved the Attorney's revision of the Driveway replacement. The Board requested Management send the revised contract to Brown Brothers for review.
  - B. **Reinvest Funds** – The Board requested to reinvest funds. Following review and discussion, the Board approved to reinvest funds once RBC provides options. Motion passed without objection unanimously.
  - C. **Lattice Work** – Management presented the Board with a workorder to have the lattice repaired. Following review and discussion, the Board approved the workorder

but requested SLJ use galvanized screws. Motion passed without objection, unanimously.

**D. Architectural Request** – None currently.

**E. Communication** – The Board requested Management look into sending out a newsletter to the community.

**Open Forum** –The Board reminded the homeowners that there will be driveway work this year. A homeowner is concerned that renters will not be aware of the new changes. A homeowner asked if the HOA can mail the renters the new rules; this is the owners responsibility not the responsibility of the HOA. The Board informed the homeowners the lights on the garages and front of building will start being replaced with LED lights. A homeowner suggested amber lights. A homeowner let Todd know there are 10 dead plants around the property. Todd informed the Board the drip system at 9816 is working. Todd also stated there were bushes that were cut back and will not grow back this year. A homeowner suggested when people come to visit they should put a “V” and address in the windshield to indicate they are just visiting. Homeowner questioned HOA fees on closing statement. Who sets these rates? Who gets these fees? Are these fees in line with other communities? Homeowner questioned why it takes so long to post Minutes of Meeting. Other HOA post in a week. Homeowner suggestion “shadow box(s)” to post notices.

**VIII. Miscellaneous Items/Announcements**

**A.** The next Board meeting will be held on Tuesday, September 11, 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 reminded homeowners they are allowed to park in the driveway but must park in the garage first.

**C.** Following discussion, the following Officers were elected to serve until the next Annual Meeting of Members: Randy Pabst, President, Frank Gieger, Vice President, Tom Kartheiser, Secretary, Buddy Allen, Treasurer and Bill Schleifman, Member at Large.

**IX. Executive Session** – The Board entered into Executive Session at 7:52 PM. The regular meeting reconvened at 8:00 PM.

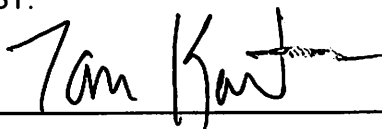
**X. Adjournment** – There being no further business to come before the Board, a motion was made and upon unanimous consent, the meeting was adjourned at 8:13 PM.

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 11<sup>th</sup> DAY OF SEPTEMBER 2018.

ATTEST:



Secretary