

**STAR CANYON CONDOMINIUM  
BOARD OF DIRECTORS  
MINUTES OF MEETING  
July 9, 2019**

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held on July 9, 2019 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, Bill Schleifman, Frank Gieger. Directors Absent and Excused: None. Homeowner: per the sign in sheet, others Present: Angie Johnson from KC & Associates, LLC, Community Association Manager.
- II. **Open Forum** – A homeowner informed the Board she is in need of paint touch up by her unit. Homeowner stated she is still getting water coming in through her wall, Director Gieger caulked and there is still water coming in.
- III. **Review of Regular Meeting Minutes** -- The Board reviewed the Regular Meeting Minutes and Budget Meeting Minutes of May 14, 2019. The minutes were approved in between meetings. The motion passed without objection, unanimously.
- IV. **Manager's Report**
  - A. **Reports** – The Board reviewed reports on work orders issued.
  - 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 June 31, 2019. 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:**
    - A. **Juniper Project** – The juniper project is almost complete, there is one juniper left and that is located at 9895 W. Freiburg Dr. Once the juniper project is complete the replacement planting will take place. The driveways that were replaced will be fixed in the next few weeks.
  - B. **Snow Committee – (Volunteers Needed)** – Nothing to report at this time.
  - C. **Social Committee** – Nothing to update at this time.
  - D. **Welcome Committee** – The welcome committee reported they gave out four (4) welcome packets.
- VII. **Unfinished Business**
  - A. **Fix window trim by 9856G and other windows that have similar issues** – The Board reviewed the proposal from JD Maintenance to repair the window trim throughout the community. The proposal was reviewed and approved in-between meetings. The Board approved JD Maintenance to start work on July 12, 2019.

**B. Ratify Sidewalk Repair** – The Board reviewed the proposal from Precision Concrete Cutting to repair the sidewalk throughout the community. The proposal was reviewed and approved in-between meetings. The Board requested a start date from Precision Concrete Cutting.

**C. Parking Map & Legend of Restrictions** – The Board requested the new parking map be posted to the website. The main parking is the garage, the driveway is for the third car only.

**VIII. Miscellaneous Items/Announcements**

**A.** The next Board Meeting will be on Tuesday, September 10, 2019 beginning at 6 PM at the office of KC & Associates, LLC located at 10106 W. San Juan Way, Suite 210, in Littleton, Colorado

**B.** It has been reported there are wasp nest in the dryer vents. The Board informed the homeowners it is there responsibility to take care of the wasp. The wasp nest can become a fire hazard.

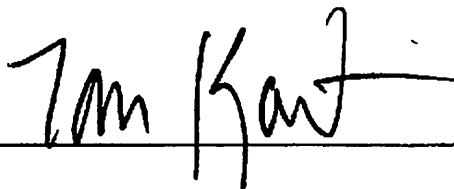
**IX. Adjournment** – There being no further business to come before the Board, a motion was made and upon unanimous consent, the meeting was adjourned at 7:22 PM.

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 10th DAY OF SEPTEMBER 2019.

ATTEST:

  
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Secretary