

**STAR CANYON CONDOMINIUM
BOARD OF DIRECTORS
MINUTES OF MEETING
September 8, 2020**

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held on September 8, 2020 via Zoom.

- I. **Call to Order, Establishment of Quorum** – Director Gieger called the meeting to order at 6:05 PM. Members Present: Bill Schleifman, Frank Gieger and Karen Sultzbach. Directors Absent and Excused: Randy Pabst, Tom Kartheiser. Homeowners: None, others Present: Angie Johnson from KC & Associates, LLC, Community Association Manager.
- II. **Open Forum** – None
- III. **Review of Budget Meeting Minutes** -- The Board reviewed the Regular Meeting Minutes of July 14, 2020. Following review, upon motion duly made by Director Gieger and seconded by Director Schleifman to approve the minutes as amended. 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 August 31,2020. 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. There will be a landscape walk 9/22/2020 at 3:00PM. On this walk there will be a discussion on what the landscape plan will be in 2021.
 - B. **Snow Committee – (Volunteers Needed)** – All the heaters are on in the storage room closets.
 - C. **Social Committee** – Nothing to update currently.
 - D. **Welcome Committee** – Nothing to report.
- VII. **Unfinished Business**
 - A. Insurance proposal - Following review, upon motion made by Director Gieger and seconded by Director Schleifman to approve the Insurance Proposal as presented. The motion passed unanimously without objection.

VIII. New Business

A. Director's Pabst replacement – The Board is looking for a replacement for Director Pabst's as he is moving. The Board requested management to send a blast email letting the homeowners know a Board Member is needed.

B. 2020-2021 Snow Removal Contract – The snow contract increased by 60% -70% and Director Gieger will speak to Todd.

C. 2021 Landscape Contract – After the Board review the landscape contract, Director Gieger indicated the contract increased by \$1,525.

D. Driveway Proposal – The Board will talk about the driveways that will be replaced in 2021 when they do their walk. The date has not been set.

E. Proposed 2021 Budget – Management presented the Board with the proposed 2021 Budget. The Board stated they will look at the budget and let Management know if there are changes.

IX. Miscellaneous Items/Announcements

A. Building 9815 is completed being painted and the next 2 weeks at least 3 buildings will be completed.

B. The next Meeting is the Annual Meeting Tuesday, November 10, 2020 beginning at 6 PM virtually via Zoom.

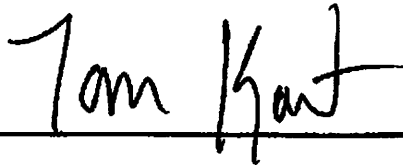
X. Adjournment – There being no further business to come before the Board, a motion was made and upon unanimous consent, the meeting was adjourned at 7:05 PM.

Submitted by,

Angie Johnson,
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 NOVEMBER 2020.

ATTEST:



Secretary