

**STAR CANYON CONDOMINIUM  
BOARD OF DIRECTORS  
MINUTES OF MEETING  
January 12, 2021**

A regular meeting of the Star Canyon Condominium Homeowners Association, Inc. was held on January 12, 2021 virtually via Zoom.

- I. **Call to Order, Establishment of Quorum** – Director Bader called the meeting to order at 6:06 PM. Members Present: Bill Schleifman, Frank Gieger, Chris Bader, Courtney Lawles, Lila Nigh. Directors Absent and Excused: Tom Kartheiser, Homeowners: Randy Pabst 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 Board Meeting Minutes of September 8, 2020 and November 10, 2020. Following review, upon motion duly made by Director Bader and seconded by Director Gieger to approve the minutes as presented. 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 November 30 ,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:** Nothing to report.
  - B. **Snow Committee – (Volunteers Needed)** – Nothing to report.
  - C. **Welcome Committee** – Nothing to report.
- VII. **Unfinished Business**
  - A. **Landscaping 2021** – The Board stated they will walk the property as a group as soon as they get a date from Todd with Mountain High Lawn & Landscape. The Board also stated they will not remove healthy trees.
  - B. **Ratify the Bylaws Amendment** – In between meeting the Board approved to Amend the Bylaws. The amendment included changing the number of Board members from 3 to 5.
- VIII. **Miscellaneous Items/Announcements**
  - A. The next Board Meeting Tuesday, March 09, 2021 beginning at 6 PM virtually via Zoom.

- B. The Board requested management to send a blast email to the community reminding them of the meetings on the Friday before and the day of the meeting.
- C. The Board stated the framing around the window at 9815 E was bigger than the rest of the community and requested management to verify.
- D. Following discussion and review, upon motion duly made by Director Bader and seconded by Director Gieger to approve the invoice presented by Ms. McGinnis for drywall repair for a total of \$280.00. The motion passed without objection, unanimously.

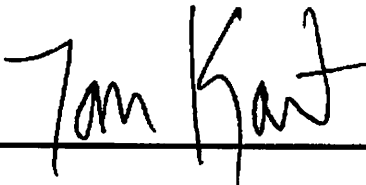
**IX. Adjournment** – There being no further business to come before the Board, a motion was made and upon unanimous consent, the meeting was adjourned at 7:00 PM.

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 9<sup>th</sup> DAY OF MARCH 2021.

ATTEST:



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Secretary