

**STAR VALLEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

DATE: January 18, 2020
TIME: 10:00 AM
LOCATION: Mission Library, 3770 S. Mission Road, Conf. Rooms A&B

BOARD OF DIRECTORS ROLL CALL:

Present:

Janita, President
Bibiana Law, Vice President
Dan Pritchard, Treasurer
"Ozzie" Nelson, Member-at-Large

QUORUM: Quorum was met with four (4) Directors present.

The meeting was called to order at 10:00 AM with the officer reports.

Presidents Report

- a. Janita Zimmerman informed homeowners that Russell Fix, Board Secretary, had resigned effective 9 Dec 2019. As such, the board is seeking a volunteer from the audience to fill his position. This is an elected 3-year term ending in April 2021. No volunteers came forward immediately; however, Tony Moreno did volunteer to serve out the remaining vacancy duration. Because Tony is new to the board, the board agreed to have him serve as a Member-at-Large. "Ozzie" Nelson, the current Member-at-Large, will take over as the Board Secretary.

Motion: To accept Tony Moreno as a new SVHOA board member and to serve as a Member-at-Large; "Ozzie" Nelson will assume the responsibilities as the Board Secretary.

Vote: Unanimous approval.

(The above motion was made with Tony joining the board following the Nominating Committee Report.)

- b. No in-lieu votes were taken by the board since the last meeting.

Treasurer's Report

- a. Dan Pritchard handed out copies of the budget and summarized Platinum's charges for December 2019. He also informed the association that the current management reserve sits above \$10K.

In addition, during later discussions, he stated that he was still expecting ~\$60 reimbursement from Platinum for a missed drive-by inspection back in November. He had raised this issue at the 7 December board meeting. During discussions it was pointed out that Platinum accomplished the earlier paint audit (for the board) at no additional costs. Consequently, a motion was made to forgive the cost of the missed inspection.

Motion: To not seek reimbursement from the management agent for a missed drive-by inspection in November.

Vote: Four (4) for; one (1) no.

Motion: To accept the Treasurer's Report.

Vote: Unanimous approval.

Architectural Control Committee (ACC) Report

- a. Dan, ACC Chair, stated that a total of seven (7) ARFs (Architectural Request Forms) had been submitted and reviewed by the ACC. Five (5) were approved; two (2) were denied.

Approvals: (1) two new swimming pools, (2) a porch, (3) a water softener (though not required), and (4) approval for a homeowner to use an alternate, but approved in accordance with the association's Design Guidelines, paint scheme.

Denials: (1) a mailbox redesign and (2) a time-extension to complete a gate.

Old Business

- a. Nominating Committee Report. The committee chair reported that it remains unaware of homeowner volunteers seeking to serve on the board. However, one homeowner present, Marc Borom, stated he had contacted two potential candidates who might decide to run. In addition, Marc had previously volunteered to serve on the Nominating Committee by notifying the board via e-mail after the last meeting in December. However, there was reluctance to approve this action via an in-lieu vote. Consequently, a motion was made to have him join the committee.

Motion: To include Marc Borom as a member of the Nominating Committee.

Vote: Unanimous approval.

- b. Paint Committee Report. This committee was formed at the 7 December HOA meeting to address concerns raised with the paint audit conducted by Platinum. At issue was the set of "standards" used in the survey. Several

homeowners present at the meeting raised objections that it remained unclear (and possibly too subjective) in understanding what the actual criteria was that was followed during the audit. The committee pointed out that due to these issues it had conducted its own independent audit by individual committee members doing a separate drive-thru. Criteria used during their drive-thru consisted of the following:

- (1) facial boards needing repair and/or painting,
- (2) stucco needing repairs or badly faded,
- (3) ancillary structures needing repair/painting, and
- (4) mail boxes needing paint.

The committee wanted to verify the management agent's results based on the above. However, homeowners at the meeting thought that more specific standards needed to be identified and approved by the board. They also felt that homeowners needed to be advised, in advance, of criteria to be used during future audits.

Note: This information will be included in an update to be sent to all homeowners summarizing events discussed at this HOA meeting.

In conclusion, the board asked the paint committee develop more specific criteria and to have it presented to the board at the next meeting. As a final follow up, at the last meeting Platinum was told to send letters out to all homeowners who had received violation notices and to disregard those letters. Several homeowners in attendance, who had been written up, stated they had not received any correspondence from the management agent. The committee chair took an action to follow-up with Platinum on these letters.

Motion: For the paint committee to develop a set of specific standards to follow when citing homeowners during the next paint audit. The standards will be presented to the board for review and approval at the April HOA meeting.

Vote: Unanimous approval.

Homeowner Input

During the paint committee report several homeowners raised their own personal concerns regarding development of specific "standards" to use when citing homeowners, these were adopted and included in the approved motion.

New Business

- a. Discuss Annual Members Meeting Requirements. The annual member's meeting is planned to take place in March. Preparation requirements discussed and approved include:

- ID ballot requirements and suspense for candidate biographies

Motion: The ballot is to be identical to the previous ballot used during last year's election of directors. In addition, candidate biographies need to be sent to Platinum no later than 28 February.

Vote: Unanimous approval.

- Set annual member's meeting location, date and time

Motion: The Annual Member's Meeting will be scheduled for Tuesday, 24 March 2020 at the Mount Zion Lutheran Church, 4520 W. Ajo Way (with Thursday, 26 March 2020 serving as an alternate date. The meeting will begin at 6:00 PM.

Vote: Unanimous approval.

- ID/approve meeting funds (donation amount)

Motion: As in past annual member meetings held at the Mt Zion Lutheran Church a donation in the amount of \$50 is authorized to be made for use of their facilities.

Vote: Unanimous approval.

In addition to the above, the board will likely conduct additional business in support of the Annual Member's Meeting via in-lieu voting. For example, this will be to approve the ballot, final annual member's meeting agenda, and any other business that might put any of the above in jeopardy (for example, unavailability of the library or church to host meetings on dates selected.

- b.** Next HOA meeting. If the board must hold another Director's Meeting prior to the Annual Member's Meeting, it is tentatively scheduled for Saturday, 29 February at the Mission Library, 3770 S. Mission Road at 10 AM. However, if not, the next planned HOA Meeting has been firmly scheduled for Saturday, 18 April 2020 again at the Mission Library. Either way, notices will be mailed to homeowners in advance of any planned HOA meetings.

Meeting Adjournment

Motion: President Zimmerman, seconded by Dan Pritchard, called for meeting adjournment at 11:30 AM.

Vote: Unanimous approval.

//signed//
"Ozzie" Nelson
SVHOA BOD Secretary