

# Star Valley Estates

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## Homeowners Association

P.O. Box 14198 Tucson, AZ 85732 Phone: (520) 623-2324 Fax: (520) 722-5039

### Board of Directors Meeting

April 10, 2018 at 6:30 PM

Mt. Zion Lutheran Church-4520 W Ajo Way

The Board of Directors meeting was held on Tuesday, April 10, 2018. Board members present were Dan Pritchard, Bibiana Law, Ozzie Nelson, Junita Zimmerman, Nathan Grove and Russel Fix. Jessica Woods represented Platinum Management.

**I. Call to Order: 6:30 PM by Dan Pritchard**

**II. Verification of Quorum**

Quorum was verified with all Board members present.

**III. Community Input**

Dan Pritchard opened the meeting by allowing homeowners to speak.

Gene Hugelen: Gene and Judy Hugelen noticed that the County has allocated funds for street repair to occur within the next year. Unfortunately, Star Valley Estates is not included on the list of areas that will receive street repair. Gene once again requested homeowners and the Board to reach out to Sharon Bronson and request that the streets of Star Valley Estates be repaired. Gene also informed everyone that the County will be hosting a public meeting on April 24<sup>th</sup> at noon that he will not be able to attend and requested that anyone who is available to please attend the meeting and speak about the streets and request maintenance.

Gene also shared that Tucson Water is providing water collection tanks to homeowners for free, you simply have to pay the taxes. Gene provided photos of the types of tanks they offer and the price list on the tanks which showed what type of rebate you can receive for the different sized tanks, tanks over 800 gallons receive \$1/gal rebate.

**IV. President Report**

Dan stated that many homes have cleaned up the front yard areas that run in between the homes and many homes have not. Dan feels that not maintaining these areas devalues homes and would like to discuss this topic more at the next meeting. Ozzie mentioned that perhaps this topic can be listed in a newsletter.

Dr. Borom requested clarification on what specific area Dan is referring to. Dan stated that he is referring to the yard area in between the homes that goes from the front corner of the home to the street.

**V. Treasurer's Report**

Bibiana provided the financial report to homeowner's present and state that the budget for the community is healthy. The end-of-month operating account for February was \$10,690.66. Total expenses for February were \$670.05. A copy of the financial report is attached and will be made available on the Associations website when it is operating.

Dan explained that there was an issue with \$180.00 mistakenly being removed from Star Valley's account for a bill that was improperly addressed to Star Valley Estates instead of

Star Valley Master. The error was noticed and swiftly corrected by Platinum Management and the funds have been replaced.

## **VI. Architectural Committee Report**

Ozzie gave an update on pending ARF's in the community:

-Lot 36- Shed; originally disapproved (did not meet visibility restrictions)

- o Resubmitted with new shed location (approved)

-Lot 111- Shed; originally disapproved (exceeded county height requirements of 12' for CR-4 zoning as well as shed footprint (12x16=192 sq feet vs. 144 sq feet)

- o Asked to resubmit corrected/updated ARF
- o Going to submit a new ARF to expand his backyard area by moving the rear site wall to within 75 feet of rear lot boundary
  - Advised to locate survey pins prior to beginning project
  - Will require ACC verification

-Lot 105- Chicken Coop on property. Homeowner notified by Platinum to remove coop/chickens.

- o Section 10.5, Animals (CC&Rs) allows ACC in its sole discretion to determine whether a particular animal is a recognized house or yard pet, is a nuisance or what a reasonable number of pets are.
- o ACC voted 2-to-1 to NOT allow chickens
  - New housing development to the west; if allowed, Star Valley would give appearance of being too rural of a community
  - Also felt allowing chicken coops would negatively affect property values.

## **VII. Selection of New Directors Position**

The Board of Directors positions and terms are as follows:

- President- Dan Pritchard- 1 year
- Vice President- Bibiana Law- 1 year
- Secretary- Russel Fix- 3 years
- Treasurer- Junita Zimmerman- 2 years
- Director at Large- Nathan Grove- 3 years

## **VIII. Selection of New Architectural Committee Chair**

The new Architectural Committee Chair is Russel Fix.

## **IX. Bylaws Approval Summary & Discussion of Governing Documents**

Ozzie restated to homeowner present that a committee was formed to make updates to the ByLaws for Star Valley Estates and they came up with 11 updates. The updates were then sent to homeowners for a vote, all 11 updates were approved and Ozzie had the results of the votes to share if anyone wished to look at them. The results will be posted to the community website once the website is back up. Ozzie believes the next document that requires an update is the Rules and Regulations and recommended that the new Board form a committee to review the Rules and Regulations. Ozzie volunteered to head the committee, Russel Fix will assist him and if any homeowners are interested in being on the committee please contact the Board directly at [board@starvalleyestates.org](mailto:board@starvalleyestates.org).

## **X. Website Update**

Dan stated that he would like to switch the website over to another server and has received quotes for this and finds the price to be quite high. Dr. Borom suggested IX Web Hosting, that is the company that he uses for his website and they charge about \$50/year and maintains his website himself. Junita mentioned that she works in IT and would be happy to have a co-worker look into the site and can get back with Dan on

services that they can provide. Dan agreed to allow Junita speak with her co-workers concerning the website and should that not work out he will reach out to Dr. Borom for more information on IX Web Hosting.

**XI. Bi-Monthly Newsletter**

Dan requested volunteers to help develop a bi-monthly newsletter for the Community. No volunteers came forward so Jessica and Dan will work together to establish a newsletter.

**XII. Next Meeting**

The next Board meeting will be held on Saturday, August 25, 2018.

**XIII. Meeting Adjournment**

With no further business to discuss the meeting was adjourned at 7:38 pm by Dan Pritchard.

Respectfully submitted,

Jesica Woods  
Association Manager  
For the Star Valley Estates Homeowners Association