

Star Valley Estates Homeowners Association

2010 Annual Meeting

Star Valley Estates 2010 Annual Meeting

Date: March 18, 2010
Sign-In: 6:00 PM
Time: 6:30 PM
Location: Santa Cruz Lutheran Church
6809 S. Cardinal Avenue

Guest Speaker: *Pima County Sheriff's Department Neighborhood Watch*

Call to Order:

The Star Valley Estates 2010 Annual Meeting was called to order at 6:45 PM.

Roll Call:	Brian Scott	President
	Dave Blankenbaker	Vice President
	Dan Brees	Secretary
	Marc Borom	Treasurer
	Jim Williamson	Director

Cadden Community Management:

Cindy Borquez, Association Manager
Heidi S. Sample, Minute Taker

Quorum: Three (3) Directors are required to conduct a meeting

Proof of Call: The Annual Meeting Notice was mailed in accordance with the governing documents.

Ballot Count: Three (3) volunteers from the community were needed to count the ballots.

Welcome and Introduction:

The Board members introduced themselves and welcomed everyone to the 2010 Annual Meeting.

President's Report:

- There has been a reduction on management fees with a savings of \$200.00 dollars a month going from a two site tour down to one. The next Board meeting will be moving to Ryan's Airfield on April 8, 2010. The location change gives the association \$600.00 savings per year. Moving forward, the Board will continue with the basin issue, budget revenue and reduce cost when possible, and hopefully in the future give the homeowners a reduction in monthly dues.
- Basin Update:
 - Mark Borom had a sit down meeting with Caesar for two and a half hours. During the meeting they had discussed the invoices for the basin study and the preparation for the quick-claim deed. Mr. Borom described to Caesar how the association spent money on his behalf.
 - Caesar said that he has to take the papers to an attorney to find out where it goes and who gets what. Caesar understands the Association's position and will see what he can do.

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Treasurer's Report: *Marc Borom*

2010 Budget

- The 2010 budget had a 5% increase and the projected income was in the negative. This Board has already increased the net income and the meeting expenses have gone down due to the free meeting room.
- Mr. Borom read the February financial report.

Committee Reports:

- A. Architectural Control Committee
 - a. In 2009 there were nineteen (19) requests and nineteen (19) approvals.
- B. Nominating Committee
 - a. Not at this time
- C. Yard Sale Committee
 - a. Two yard sales last year and had about a dozen homes participated. Big items can be advertised in the newspaper or on craigslist.com.

Approval of Minutes:

MOTION: To approve the 2009 Annual Meeting minutes. The motion was seconded and **PASSED**.

Ballot Results:

All the changes in the bylaws were approved and will be published in the next newsletter.

Homeowner Input/ Open Form:

- Comments regarding the newsletter:
 - Appreciates the communication, but would like the meeting minutes handed out to the community in a timely manner.
 - The source of newsletter articles needs to be cited correctly.
 - The newsletter is reviewed by the Board before it gets distributed into the community.
 - The Board would like to encourage ideas for the newsletter.
 - History of the community and where the Board is hoping to go.
 - If you have plants available for yards with minimal vegetation.
- A homeowner would like to see a little more clarity on the budget and the Board can be more forthcoming.
- A homeowner suggested that the Board evaluate why they meet every month.
- If homeowners elect the board members, then why does the Board elect its officials?
 - Cindy Borquez said that is how the Association's documents are written.
- A homeowner asks if speed bumps are available for the community.
 - There is a huge process to obtain speed bumps; including meetings, surveys, canvassing, and it is very expensive.

Adjournment:

MOTION: To adjourn the Star Valley Estates 2010 Annual Meeting at 7:35. The motion was seconded and **PASSED** unanimously.

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Next Meeting:

The next scheduled meeting is on April 8, 2010 at Ryan's Airfield.

DRAFT