

STAR VALLEY HOMEOWNERS ASSOCIATION 2011 ANNUAL MEETING MINUTES

DATE: March 10, 2011
SIGN-IN: 6:00 PM
TIME: 6:30 PM
PLACE: Ryan Airfield Conference Room in the Tucson Airport Authority Building
9698 W Ajo Hwy, Tucson, AZ 85735

CALL TO ORDER: The Star Valley Estates 2011 Annual Meeting was called to order at 6:30 PM

ROLL CALL:

Present:

Dave Blankenbaker	President
Jim Williamson	Secretary
Dan Harper	Vice President
Marc Borom	Treasurer

Absent:

Dan Brees	Director at Large
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CADDEN COMMUNITY MANAGEMENT:

Kathy Thygersen, Community Association Manager
Chastity Crawford, Minute Taker

ESTABLISHMENT OF QUORUM – 10% (15 lots): Quorum is met with 48 homeowners represented in person or by ballot.

PROOF OF CALL: The Annual Meeting Notice was sent to all homeowners February 18, 2011 in accordance with the governing documents.

BALLOT COUNT: Appointment of Tellers (Mrs. Blankenbaker, Mrs. Chamberlain, and Mrs. Smith.)

WELCOME AND INTRODUCTION: Mr. Blankenbaker welcomed homeowners to the Annual Meeting.

- Presidents Report – No report presented.
- Treasurers Report

Operating	Reserve	Delinquencies	Prepaid
\$18,510.31	\$25,041.99	\$10,619.45	\$320.06

Account balances read, discussed the financial responsibilities of the HOA, spoke about road work, and discussed responsibility of the fence (records on the fence should be passed on to Cadden Management for tracking purposes.)

MINUTES:

Approval of the 2010 Annual Meeting Minutes passed with 42 ballots in favor of approval.

ELECTION:

- **Presentation of slate of candidates-** Jimmie Williamson and Dan Rohler were on the ballot.
- **Ballot count and election results** – Dan Rohler received 25 votes and Jimmie Williamson received 22 votes. Dan Rohler is elected to the Board of Directors; officers will be determined at the May Board meeting.

HOMEOWNER OPEN FORUM (QUESTIONS AND ANSWERS)

- A homeowner asked who was responsible for the erosion where the fence is falling down. The Board said it is not the association's responsibility.
- A homeowner stated that the Board is doing a good job.
- Discussed forming a welcoming committee, having a meet your neighbor block party paid for by the HOA, and timing of yard sales to coordinate with the block party.
- Discussion about the neighborhood watch.
- Discussed having an email directory.
- Discussed road work.
- A homeowner suggests exploring self-management to save costs on the management company; the Board is interested in exploring this more.
- Discussed meeting attendance

ADJOURNMENT:

MOTION to adjourn the Annual Meeting at 7:20 PM; seconded and **PASSED** unanimously.

NEXT MEETING: Thursday May 12, 2011 – 6:30 PM Ryan Airfield