

STAR VALLEY HOMEOWNERS ASSOCIATION

2012 ANNUAL MEETING MINUTES

DATE: March 8, 2012
SIGN-IN: 7:00 PM
TIME: 7:10 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 2012 Annual Meeting was called to order at 7:11 PM

ROLL CALL:

Present:

Dave Blankenbaker	President
Dan Harper	Vice President
Marc Borom	Treasurer
Dan Rohler	

Absent:

Dan Brees

CADDEN COMMUNITY MANAGEMENT:

Kathy Thygersen, Community Association Manager
John Price; Cadden Community Management
Chastity Crawford, Minute Taker

ESTABLISHMENT OF QUORUM – 10% (15 lots): Quorum is met with 53 homeowners represented in person or by ballot.

PROOF OF CALL: The Annual Meeting Notice was sent to all homeowners February 17, 2012 in accordance with the governing documents.

BALLOT COUNT: Appointment of Tellers (3 volunteers and Mrs. Thygersen.)

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

- Presidents Report
 - 75% of the common area has been eliminated
 - 30% decrease in budget
 - The Board has taken surveys asking for opinions from the community
 - Updated design guidelines
- Treasurers Report

- Reviewed budget; handout was given to homeowners

MINUTES:

Approval of the 2011 Annual Meeting Minutes passed with 43 ballots in favor of approval and 2 opposed.

MOTION by Mr. Blankenbaker to amend the 2011 Annual Meeting Minutes to show 50 votes not 48 votes;

SECONDED by Mr. Harper and

PASSED unanimously

ELECTION:

- **Presentation of slate of candidates-** Dan Harper, Gale Nelson (Ozzie), Nadine Williamson
- **Ballot count and election results** – Dan Harper received 35 votes, Gale Nelson (Ozzie) received 33 votes, Nadine Williamson received 22 votes, Jill Chamberlain received 1 write in vote, and Richard Curtin received 1 write in vote. Dan Harper and Gale Nelson (Ozzie) are elected to the Board of Directors.
- Ozzie Nelson and Dan Harper were elected to two year terms each. The expiring directors were Dan Brees and Dan Harper (appointed to fill the seat vacated by Brian Scott).

HOMEOWNER OPEN FORUM (QUESTIONS AND ANSWERS)

- Jimmy Williamson informed the community that Mr. McHenry passed away, he was a prior Board member.
- Jimmy Williamson asked about the process for refunding homeowners; information will be in the newsletter. Discussion ensued.
- Emily Smith asked about refurbishing/replacing mailboxes and paint colors for homes.
- Jill Chamberlain stated that the total number of votes cast was incorrect on the 2011 Annual Meeting Minutes; this will be corrected by an amendment.
- Pat Linn asked if there could be an actual expense column/year to date expense column added to future budgets. Input from Jimmy Williamson and the Board during discussion.
- Jimmy Williamson asked if there could be refreshments at the meetings.
- A homeowner informed the members of gas pumps, Fry's, and a golf course that will be built at Mark and Valencia.
- Discussed changing meeting times to 7:00 PM or 7:30 PM.

ADJOURNMENT:

MOTION by Mr. Blankenbaker to adjourn the Annual Meeting at 7:47 PM;

SECONDED by Mr. Harper and

PASSED unanimously

Next Meeting: May 10th, 2012 – 6:30pm