

STAR VALLEY ESTATES HOMEOWNERS ASSOCIATION

ANNUAL MEETING

MINUTES

DATE: March 14, 2013

TIME: 6:45 PM

LOCATION: Ryan Airfield Conference Room in the Tucson Airport Authority Building

ADDRESS: 9698 W Ajo Hwy, Tucson, AZ 85735

CALL TO ORDER: The Star Valley Estates Annual Meeting was called to order at 6:46 PM

ROLL CALL:

Present:

Dave Blankenbaker	President
Dan Harper	Vice President
Marc Borom	Secretary
Ozzie Nelson	Treasurer
Vacant	Director at Large

CADDEN COMMUNITY MANAGEMENT:

Kathy Thygersen, Community Association Manager

Chastity Crawford, Minute Taker

Kimberly Lax, Cadden Community Management

ESTABLISHMENT OF QUORUM – 10% (15 lots): Quorum is met with 64 homeowners represented in person or by ballot.

PROOF OF CALL: Notice sent to all homeowners February 15, 2013 and a corrected notice with corrected ballot sent on February 21, 2013.

BALLOT COUNT: Appointment of Tellers (Dan Harper, Edmond Jimenez, James Cooley. Kimberly Lax, Cadden Management to observe the count and tally.

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

- Presidents Report – This Board has made significant strides in cutting costs and heading off future expenses.
- Treasurers Report – Homeowner expenses have been reduced, meetings have been reduced to quarterly, refunded the community excess funds, approval of the 2013 budget, and review of income and expenses.

MINUTES:

Approval of the 2012 Annual Meeting Minutes passed with 54 ballots in favor of approval and 1 opposed.

ELECTION:

- **Presentation of slate of candidates-** Eric Linthicum, Catherine Gordon, and Dave Blankenbaker were on the ballot.
- **Ballot count and election results** – Eric Linthicum received 50 votes, Catherine Gordon received 54 votes, and Dave Blankenbaker received 47 votes. Bonnie Duke was a write in candidate and received 11 votes, Jill Chamberlain received 4 votes, Jimmie Williamson received 2 votes, and Richard Curtain received 2 votes. Eric Linthicum, Catherine Gordon, and Dave Blankenbaker are elected to the Board of Directors.

HOMEOWNER OPEN FORUM (QUESTIONS AND ANSWERS)

- Jimmie Williamson Lot 079- Comments about commercial vehicles, rules that don't make sense, and rule 10.10.2.
- Jill Chamberlain Lot 073 – Comment about accounting for positions and accounting for money. Jill Chamberlain also reviewed the hierarchy of documents.
- Gene Hugelen commented about Dr. Borom's work to get rid of 2 out of 3 basins and thanked Dr. Borom for his service to the community. Gene Hugelen also thanked Mr. Blankenbaker for his work on unshielded lights in the community. Gene Hugelen stated that there is a full service post office nearby.
- Comments and discussion about commercial vehicles, enforcement, and variances; possibly an agenda item for the next meeting.
- Comments on landscaping issues and letters being send to the resident of the home in addition to the homeowner.
- A flyer from Jimmie Williamson was discussed; Dr. Borom read a statement aloud, Mr. Blankenbaker responded to the flyer.
- Continued discussion on parking variances and drive thru inspections.

ADJOURNMENT:

MOTION by Dave Blankenbaker to adjourn the Annual Meeting at 7:27 PM;

SECONDED by Dan Harper

PASSED unanimously