

STAR VALLEY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

MINUTES

DATE: April 19, 2007
TIME: 6:30 p.m.
PLACE: Santa Cruz Lutheran Church

ROLL CALL: James Cooley - President
Polly Bradway - Vice President
Devon Vaughn - Secretary
Jill Chamberlain - Treasurer
Jimmie Williamson – Director

MANAGEMENT: Cindy Borquez, Community Association Manager
MINUTE TAKER: Raylyn Winckler

CALL TO ORDER

The meeting was called to order at 6:30 PM, by the Association President James Cooley.

QUORUM

A quorum was established to conduct an official meeting.

APPROVAL OF MINUTES

MOTION: To approve the minutes of February 15, 2007 Board of Directors Meeting, as amended. Motion was seconded and passed unanimously. **Note:** The Annual Homeowners Meeting was held in March; those minutes are not subject to approval until the next annual meeting.

OFFICER REPORTS:

- **President**
Mr. Cooley had no report at this time.
- **Treasurer**
Ms. Chamberlain read allowed the balances of the Associations accounts.

Balance as March 2007	
Operating Balance	\$6,325.12
Reserve Balance	\$23,703.92
Prepaid Assessment	\$5,047.89
Delinquent Assessment	\$1,948.84
Unpaid Bills	\$0.00

MANAGER'S REPORT

Mrs. Borquez provided a report to the Board prior to the meeting.

BUSINESS:

➤ Review ARC submittals:

1. **Lot 089** requested to build a side and a rear yard wall. Material and color for the gate was not submitted. **MOTION:** To deny the submittal due to the homeowner not submitting the material and color of the gate. Motion was seconded and passed unanimously. Mrs. Borquez was instructed to gather more information on the line footage as well.
2. **Lot 021** requested to install a storage shed. Roof material and color is not listed. The Board requests that they have the location and that it meets the setback requirements.
MOTION: To deny the submittal, they request a re-submittal to include the roof material, color and location of the shed. Motion was seconded and passed unanimously.
3. **Lot 092** requested to build a pony wall in the back yard, flagstone in the enclosed area and extending the current wall on the right side of the home. The Board instructed Mrs. Borquez to contact the homeowner and ask what the purpose of the gate is. The homeowner previously stated to Mrs. Borquez that he did not intend to park vehicles in the rear yard. The Board requests that he write a letter confirming that he will not be parking vehicles in the yard.
MOTION: To deny the submittal based on the missing information above. Motion was seconded and passed unanimously.
4. **Lot 033** requested to install a ramada / gazebo in the rear yard.
MOTION: To approve the request as submitted. Motion was seconded and passed unanimously.
5. **Lot 041** resubmitted a plan for their home improvements which addresses the board concerns: adjusting the plan to the required 15 foot setback, removing the proposed concrete driveway, resizing the garage square footage, and inclusion of color and material information.
MOTION: To approve the plan as submitted. Motion was seconded and passed unanimously.

Mr. Heuglin requested that he be allowed to review the plans as they neighbor lot 041. He is concerned that building a freestanding garage in the backyard will set a precedent. The Board explained the reasoning behind the concept of permitting the garage structure, based on the new design guidelines which permit parking of vehicles in walled back yards. The Board agreed that he would be able to review the plans once the Board had approved them.

Discussion was held concerning the high rate of denial for ARC submittals due to the lack of required information. It was agreed that the form should contain additional language indicating the required elements needed for approval. Mrs. Borquez will provide additional language and a new form will be drawn up which can be included in a future newsletter and placed on the web site.

➤ **AAA Proposal:**

The bid from AAA is for 1-15 gallon Sweet Acacia, 9-5 gallon Texas Ranger, 6-5 gallon Red Salvia, 6-5 gallon Red Bird of Paradise and 6-5 gallon Radiation Lantana. The bid total is \$478.06 to include labor. Ms. Chamberlain expressed concern that, as Texas Rangers grow very large, they should not be planted close to the road so as not to block views. The Board requested that they get a diagram depicting where the vegetation will be planted. It was noted that the backflow that was recently installed has passed inspection. Mrs. Borquez will set a meeting with AAA at the site to discuss this plan. Mr. Williamson feels that a plot plan should be given to the Board prior to approving the proposal. Mr. Cooley requested that Mrs. Borquez discuss the irrigation situation with AAA and see if anything else needs to be done.

➤ **CAU and State Farm Proposals:**

The insurance is due the first of May. Currently the Association does not have non-monetary coverage. Monetary coverage is already established.

The Board reviewed the coverage plan proposals from State Farm and CAU. Mr. Cooley would like to get a quote from State Farm to include the non-monetary coverage as well. The Board tabled this discussion until more information is received. Mrs. Bradway is concerned that the CAU package included many items that the Association does not have.

➤ **Goals**

Discussion was held concerning goals for the new board term:

- There are serious concerns about the basin and kids being able to get into the basin; the fence is raised very high so kids can climb under it. Mr. Borom stated that he spoke to Pima County: He was told that the basin was required for flood control, however it was the engineer's opinion that enough has happened down stream to negate having that basin, so he suggested having a civil engineering firm do a study of that basin. Mr. Cooley stated that the Board was told that the basins could possibly be filled in at some point, however if it is filled in US Homes could potentially build on that land as, if it can be converted to residential, then it reverts back to US Homes. Mr. Borom stated that the basin would need to be designated as *Not Necessary* in order for that to occur. Mr. Williamson was under the impression that that land had already been deeded to the Association. Mrs. Bradway will look into this with the County. Mr. Borom will get a quote for an engineering firm to do a study as he is certain that a lot of the effort to do the flood assessment already exists.
- Mr. Williamson discussed a list of items that he would like to see considered:
 - A Yard-of-the-Month or similar recognition/award, homeowner involvement on committees, CC&R Committee membership by homeowners, a long term plan for the drainage basin, dates set for community yard sales, block parties, etc.

- A Welcome Wagon Committee-- He stated that he introduces himself to anyone who lives close to him and gives them his phone number so that if they see anything or need to get in touch with him they can do so. He has had only one homeowner that did not give him their information in return.
- Neighborhood Watch Program-- As long as the Community is certified then the program will put in signs at no cost. Discussion ensued about needing homeowner participation for this program. Cadden provided information for the Neighborhood Watch program for Pima County as a reference to one of the homeowners for further research.
- Rental of large dumpsters to be placed in the Community twice a year for use by homeowners-- The concern is that people abuse it by putting in old fridges, mattresses, etc. in dumpsters intended for green trash. Possibility of having one green dumpster and one garbage dumpster was discussed, as well as a possible location away from Wade Road to lessen outsider usage.

Homeowner comments concerning these suggested goals and were solicited. Comments included:

- Agreement that social events are something that should be started.
- A map of the community could be distributed with names of the people that live in the homes. The Board has concerns that this may be a violation of privacy.

Mr. Williamson feels that the Association should have an amnesty program and start from ground zero in regards to asking homeowners to submit an application for property improvements that have already been done without receiving appropriate board approval. Considerable discussion ensued, resulting in The Board agreeing to appeal to the homeowners, via the newsletter, to come forward and fill out the appropriate application for improvements that they have done without prior approval.

Mr. Williamson suggested that the *Design Guidelines* should be redone to be a single document in order to avoid contradictory information. The Board agrees that this should be done soon, if it hasn't been done already.

Mr. Borom suggests that the Board be aware that the www.dot.pima.gov that has current and future roadway improvements listed on that website. This website gives updated information as well as online Maps and GIS. This website address will be included in the newsletter.

Mrs. Vaughn asked that if anyone has important contact information for the newsletter please let her know, as this will be an ongoing feature, designed to be of use to homeowners.

Mr. Borom has a problem with the new *Design Guidelines* in reference to the information concerning acceptable gates. His concern is in regard to existing gates that are now in violation, based on the recently adopted guidelines. His main concern is with the non-opaque fencing. Mr. Borom stated that the gates with perforated metal are transparent and do not actually provide screening from view. Discussion followed. Mr. Cooley explained that in order to park vehicles in the backyard homeowners are required to have a screened fence. View fence is permitted as long as vehicles are not being parked in the back yard. In the opinion of the Board the fencing is only to serve as a screen and there is no requirement that gates be completely opaque.

An appeal was made to homeowners to participate in regards to the goal setting:

- Mrs. Anderson would like to join a Neighborhood Watch committee and will do some research into that program.
- Mr. Curtain would like to participate on a Welcome Wagon committee.

HOMEOWNER INPUT

Mr. Heuglin stated his concerns about:

- A vendor selling knives at the corner of Wade and Valencia was impeding views of traffic on Valencia. He contacted the Sheriffs Department about the situation; it was later noted that the vendor had moved further west on Valencia.
- A homeowner on Brightwater who is working on his car, against regulations, and at night with flood lights. The Board indicated that actions are already being taken in that situation.
- An unsightly trampoline which can be seen through his window. He requests that the homeowner be asked to paint it desert brown. Another trampoline has been damaged in high winds and remains as an eyesore outside the property walls. The Board expressed that children are allowed in the community and that trampolines are permissible; the eyesore situations are being addressed via appropriate actions.
- An incessantly barking dog. The dog barks constantly and although he has, on numerous occasions, gone to his neighbor asking them to take care of the situation it continues to be a problem. Discussion ensued about possible actions. He requested that an article be included in the newsletter about barking dogs; the Board agreed to do so.

NEXT MEETING:

The next meeting will be held May 17, 2007 at 6:30 PM.

ADJOURNMENT

MOTION: To adjourn the meeting at 8:16 PM. Motion was seconded and passed unanimously.