



The Polaris Beacon



Star Valley Estates Newsletter
February 2012

VOL-III-ISSUE-02

Election of Directors - 2012

A publication of the Star Valley Estates Home Owners Association Webpage: www.starvalleyestates.org
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Next Regular Board Meeting

Thursday, March 8, 2012
6:30-7:00 pm

Followed by the Annual Meeting (Election of Directors)

7:10 pm
Ryan Airfield Conf. Room

Meeting Schedule Set for Entire 2012 Please Mark your Calendar

Normal starting time of 6:30 pm may vary and will be announced prior to each meeting:

Annual Meeting.....	Mar 08
Regular Board meeting	May 10
Regular Board meeting	July 12
Regular Board meeting	Sept 13
Regular Board meeting	Nov 08

Annual Meeting and Election of Directors

The ballot for the election of directors and biographies of the candidates is included with this issue of the Polaris Beacon.

At the January board meeting a motion was passed to have the HOA election procedure conform to the governing documents, which require a majority vote

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for election. A majority vote is defined as a vote tally greater than 50% of the quorum. A quorum is established by the number of voting members, and must be, at a minimum, 10% of the membership.

In the case of 50 votes cast, for example, a candidate will have to acquire at least 26 votes to be elected. Under previous boards, a winner had only to achieve more votes than another candidate. A worst-case scenario would be where two people are running for two seats and one candidate is not a neighborhood choice. The popular candidate receives 50 votes and the unpopular candidate receives only one vote cast by himself. Under the previous procedure, both candidates are elected, and the voice of the community is ignored.

Requiring a majority vote may be more difficult to achieve, but it will be a better representation of the wish of the members rather than just satisfying the desire to have a board. In this vein, it becomes more important for those who vote by mail to attend the meeting, even though that attendance is not required. If either a tied vote or an insufficient number of votes for election occurs, a run-off vote will be called for

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at the meeting, which will still require a majority vote for election. There must be, at a minimum, 51% of the original quorum **physically present** at the meeting to continue. With only 51% of the quorum present, any successful vote would have to be unanimous.

In reality, there needs to be much more than 51% of the quorum present to resolve either a tie or an undervote. The requirement of a majority vote increases the importance of **your attendance at the meeting**.

To make sure your vote counts, please plan on attending the meeting, even if you choose to vote by mail.

Changes in the Rules and Regulations.

Changes in the Rules and Regulations, which were passed at the January Board Meeting – including the changes in the voting procedure discussed above – are included with the mailing of this issue.

Please retain all mailed changes and add them to your personal copy of the Rules and Regulations.

Important Motions Passed at the January Meeting

Several motions of particular importance to the membership were passed at the January board meeting. Since these motions will not be posted on the web until the minutes have been officially accepted, they will be covered in this issue of the Polaris Beacon.

A. Reduction in the excess funds in the checking account (operating funds).

It was determined that the fixed balance in the checking account (see Polaris Beacon Vol III Issue 01) has climbed to above \$20,000. Tight budgeting has allowed the Board to balance income and expenses on a monthly basis without having to draw on the

excess funds in the checking account. The Board voted to limit the excess funds in the checking account to \$10,000. The amount in excess of \$10,000 will be transferred to the Reserve Account. This reduction is justified by the fact that the only maintenance expense is for Detention Basin #1. Detention Basin #1 now consists of only Lot 151.

B. Return of Monies in the Reserve Account to the Homeowners

The Board voted to return all the money in the reserve account to the homeowners. The return will be based on number of paid up quarters of HOA dues for each homeowner relative to the total paid up quarters for all the current homeowners. Some delay in the distribution is to be expected due to the time required to certify the number of total and individual paid up quarters.

Those homeowners in arrears will receive a reimbursement based on any paid up quarters, but any distribution will be applied to their delinquent account.

Homeowners in good standing may receive a credit toward their annual dues or a check for any excess. The method of distribution has not yet been fully determined.

C. Reduction in HOA Assessment

Due to reduction in the maintenance requirement (reduction in Common Area), the Board was able to reduce the quarterly payment from \$40.47 to \$36.00 plus an additional quarterly board credit of \$2.01 as a result of Pres. Blankenbaker having personally taken over the lot inspection duty.

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Important Choices to Make

At the annual meeting homeowners have only two obligations:

- 1) Vote to approve/disapprove the minutes of the 2011 Annual Meeting, and
- 2) Vote on the choices for two open positions on the board.

Unless you are personally acquainted with the candidates, the only information you have available is found in the Candidate's Biography. Please read and study these carefully.

In one of the biographies the candidate states, "a board that is made up of the same sex, same race, and same generation becomes stale very quickly." It appears that the candidate is challenging the current board as being made up of old men, who are racist and sexist.

Old, yes, but racist and sexist, no.

For the record, race, age, and sex are not specific requirements for serving on the board, nor are they barriers. Characteristics, which are not as apparent, such as religion, ethnicity, and sexual orientation are also neither requirements nor barriers for serving on the board. By the same token, none of these characteristics, singly or combined serve as the ONLY reason to be on the board. What is important is an openness and an ability to work cooperatively to enforce the governing documents – the principal task of a board member. A position on the board is not a platform for community organizers.

This so-called STALE BOARD has done more to restructure our HOA in a positive sense than ANY previous board. This board has moved forward. Don't allow its momentum to be stalled by personal or misguided agendas.

Weeds

As in the movie, Poltergeist:

THEY'RE BACK.

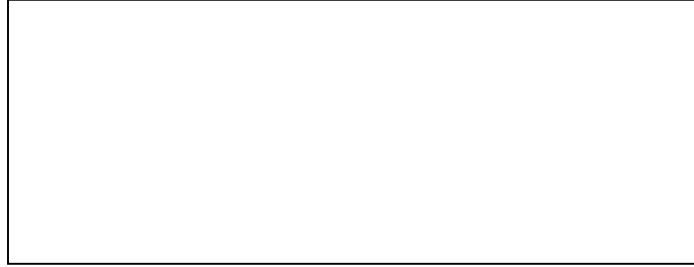
Time for some DIY or call in a Shaman

For suggestions on methods of weed control see Polaris Beacon , April 2010 Vol I, Issue 2.

All issues of the Polaris Beacon can be found on the HOA website.

Space Below for Paid Advertisements by Local Vendors

**Star Valley Estates
1870 W. Prince Road, Suite 47
Tucson, AZ 85705**



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Notice: Next Board Meeting

Thursday, March 8, 2012; 6:30 PM

Conference Room
Tucson Airport Authority Building
Ryan Field
Near intersection of Valencia and Ajo

Input from Homeowners is requested.

Homeowners –This is YOUR NEWSLETTER

Your input is requested. If you have an item of interest to the community, please send it to the editor either in WORD format, or just as email text to the email address shown in the title header. Let your feelings and input be heard.

Please report any evidence of criminal activity to the Polaris Beacon.
Homeowner details will be kept confidential.

Looking forward to hearing from each of you.
The Editor