

STAR VALLEY HOMEOWNERS ASSOCIATION

2009 ANNUAL MEETING

MINUTES DRAFT

DATE: March 19, 2009
TIME: 7:15 p.m.
PLACE: Santa Cruz Lutheran Church

ROLL CALL:

Board of Directors Present: Jim Williamson
Devon Vaughn
Jill Chamberlain
Bernard McHenry

Board of Directors Absent: none

Management Representation: Cindy Borquez, Community Association Manager
Minute Taker: Linda Evans

CALL TO ORDER:

The meeting was called to order at 7:19 by the President, Jim Williamson.

WELCOME AND INTRODUCTION:

Mr. Williamson welcomed the members to the meeting. The Board Members were introduced next.

PROOF OF CALL:

The Annual meeting notice was mailed in accordance with the Governing Documents.

ESTABLISHMENT OF QUORUM-10%:

39 ballots were returned for a total of 26.17%, establishing a quorum...

WELCOME COMMITTEE REPORT:

See Welcome Committee report, attached.

BASIN COMMITTEE REPORT

The Basin Committee Report was given during the March regular meeting. See March, 2009 Regular meeting minutes for details.

ELECTION RESULTS:

On this year's ballot there were two candidates listed, Mrs. Linn and Ms. Chamberlain. In addition, there were 4 write-in candidates, Mr. Hugelen, Mr. Meyer, Dr. Borom, and Mr. Williamson.

The results were tallied by a random selection of individuals, supervised by Mrs. Borquez.

The three homeowners receiving the highest vote count were then elected to the Board. They were Mrs. Linn, Ms. Chamberlain and Mr. Williamson.

2008 ANNUAL MEETING MINUTES:

The Annual meeting minutes for 2008 were approved by a vote of the members.

HOMEOWNER INPUT:

Name	Lot #	Subject
Mr. Dukes	150	Finance Report
<p>Mr. Dukes comment was he would like to see the Annual treasurers report monthly instead of annually. Mr. Williamson explained that it is a very time consuming report to reduce. Mrs. Chamberlain stated she receives a detailed report every month and it is 40 pages. It would not be economical to send to homeowners. She will however, look into the best way to get the information to homeowners. Mr. Coste asked why the report can't be posted on the web and be password protected? Mr., Williamson replied there is not a way to do that at this time, and adding that could be a substantial amount of work for a volunteer. Mrs. Chamberlain reiterated we are looking for the best way to pursue this. Dr. Borom stated that QuickBooks offers a way to do it, with a balance sheet that gives a sum for each product. Mr. Williamson replied that Cadden does not use QuickBooks. Mr. Williamson asked that this issue be on a future meeting agenda, stating we will sort through the report and find something that works for the homeowners.</p>		
Mrs. Hugelen	042	Buffel Grass
<p>Mrs. Hugelen urges the Board to be proactive about the buffel grass problem.</p>		
Dr. Borom	049	Delay in minutes posting
<p>Dr. Borom wanted to know if there was a way to get the minutes sooner, they are always 2 months in arrears. Mr. Williamson stated the Board would need to look at a legal way to reduce the time.</p>		
Mr. Costa	097	Junk cars in yards.
<p>Mr. Costa asked how many cars were allowed in the backyard. If the yard is walled they can have 3. He asked if the management company was making a reasonable effort to see the cars in the back yards of properties. Mrs. Borquez replied that she drives through the community and it is impossible to see cars behind the 6 foot walls. If the homeowner who complains agrees to put their name on a letter she could send a letter that way.</p>		
Mrs. Babiak	075	Yard Sale
<p>Mrs. Babiak volunteered to be the Chairman of the yard sale committee. The Board thanked her.</p>		
Mr. McHenry	139	Questions
<p>Mr. McHenry wanted to let homeowners know they can always call or E-mail Cindy Borquez anytime, if they have questions.</p>		
Dr. Borom	049	Page 7 of Rules & Regulations
<p>Dr. Borom wanted the vote count released. Mrs. Borquez asked that he bring the request to the new Board.</p>		
Mrs. Hugelen	042	Status of the newsletter
<p>Mrs. Hugelen wanted to know the status of the newsletter. The Board stated it was on Hiatus. The Board responded that it would be nice to have a committee of volunteers to contribute useful information to the</p>		

newsletter..

Mr. Costa

097

Survey

Mr. Costa wanted the Board to read the comments received on the survey at the annual meeting. The Board stated last year's comments are posted on the Web and they solicit homeowner input all the time and it is encouraged, but, due to time constraints, they will not be read at this meeting.

Mr. Hugelen

042

Weeds

Mr. Hugelen stated that there are so many weeds in the community. Tumble weeds are packed up against the walls. And there are homeowners who have too many cars in their yard. He stated that people should put a pre-emergant on the lawn and that when he noticed problems in the community he contacted Mrs. Borquez and she took care of the problem. He stated that he has been willing to go on record as the complainant.

HOMEOWNER INPUT was closed.

MOTION: To appoint Tanna Babiak as the chairman of the yard sale committee.
Motion was seconded and approved.

MOTION: To have the last motion moved to the regular session minutes.
Motion was seconded and approved.

MOTION: To rescind the motion to cancel the yard sale, in March.
Motion was seconded and approved.

The Board thanked Devon Vaughn for her service.

ADJOURNMENT

MOTION: To adjourn at 8:27 pm. Motion was seconded and meeting was adjourned.

President's Report

- 1) Accomplishments
 - a) Rules & Regulations published

Over the past year, this Board has hammered out what we felt would best serve the community. The governing documents of the Association are very broad in certain areas. Those same documents authorize the Board to enact Rules & Regulations. Each of you should review the Rules & Regulations that this Board approved in a regular meeting of the Board of Directors that has an effective date of implementation of 1 May, 2009.
 - b) Yard/Garage Sales

Again this year we had two successful yard/garage sales, one last spring and the latest one being in the fall of 2008. It is my hope that you the members of this community were fortunate enough to take advantage of the aforementioned events. The Board needs your help in the future to continue events such as this.
 - c) Basin

The basin disposition has not been finalized, but preliminary reviews are very encouraging that it is no longer necessary as presently designed. I'm not aware of any intentions that the Board has to revert the Basin, if not needed, to the developer, as it is stated in our governing documents. But the final determination was not available at the time of this report.
 - d) Budget
 - i) Management contract cost

The management contract cost did not increase for 2009 calendar year; although I feel that the services required from the company did increase significantly. The additional services should decrease turnaround time on requests, such as ARF's, waiver requests, and meeting minutes.
 - ii) Basin expenditures reduced

Although we have not rid ourselves of all basin expenditures, we have made a tremendous cut on expenditures for the basin, which is one of the reasons funds were available to help offset the cost of the hydrology study.
 - iii) Reserve investment

The Board decided mid-2008 to invest a portion of our reserve monies in a higher rate of return investment account. If I were to estimate, although I am not an accountant, we are yielding roughly a 3000% gain compared to last year at this time.
- 2) Thanks to the following:
 - a) Committees
 - i) Welcome Committee - Mr. and Mrs. Curtin
 - ii) Yard Sale/Garage Sale - Mrs. Hildman and company
 - iii) ACC – Mr. Hodge, Mr. Hildman, Mr. Perry
 - iv) Basin Committee – Mrs. Bradway, Dr. Borom, Mr. Blankenbaker, Mr. Brees, Mr. Curtin
 - b) Board Members –

I would like to thank Mrs. Bradway, Mrs. Vaughn, Ms. Chamberlain, Mr. Hodge and Mr. McHenry as well as all those Board members that have served in the past. There are too many names for me to try to recall at this time. Please do not feel overlooked, because your names will forever be listed in our history, commonly referred to as "The Meeting Minutes".
 - c) Homeowners

Whether you have served on a committee, presently serve on the Board, or served in the past on the Homeowners Association Board, for Star Valley Estates, one thing we all have in common, we're all homeowners. We should commonly refer to ourselves as neighbors. Don't be so quick to judge your neighbor, until you judge yourself first, try walking in someone else's shoes.
 - d) Unknown volunteers

We see your footsteps, but we don't always put a name with the face. For example, we have a

webmaster. Our webmaster, Jim Lamb, have you seen his face? He is a tremendous asset to me and the community. His work is the face that everyone sees when they visit us on the internet, thank you, Jim. We don't always know your name when we see you picking up trash or weeds in the common area, picking up your neighbor's paper while they are out of town, so it doesn't detract or attract the wrong attention. Some of us walk past the basin, while others walk in the basin just to pick up the trash and debris. Some walk their dogs, others pick up the poop. Let's come together and define what type of community we choose to be. Can we simply make it a better place for all?

Jim Williamson
President
Star Valley Estates Homeowners Association

WELCOME COMMITTEE REPORT

COMMITTEE REPORT

MARCH 2009

COMMITTEE NAME

Welcome Committee

COMMITTEE FUNCTION

Welcome new home owners to community

First introduction to HOA

2008 EXPENDITURES

1.Homeowners: Hall and Gildea 7264 W

Timberleaf DR. HOA expense \$50.00

2. Homeowners: Holguin 7064 W Cherry

Tree PL. HOA expense \$50.00

TOTAL 2008 EXPENDITURES

\$100.00

Approved