

STAR VALLEY ESTATES HOMEOWNERS ASSOCIATION

2007 ANNUAL MEETING

MINUTES

DATE: March 15, 2007

TIME: 6:30 PM

PLACE: Santa Cruz Lutheran Church

ROLL CALL:

Members Present: Dayna Lamb - President

Polly Bradway - Vice President

James Cooley – Treasurer

Devon Vaughn – Secretary

Members Absent:

Management: Grant Parker, PCAM, Director of Management Services

Cadden Community Management

Cindy Borquez, Cadden Community Management

Minute Taker: Raylyn Winckler

CALL TO ORDER:

The President, Dayna Lamb, called the meeting to order at 6:30.

WELCOME AND INTRODUCTION:

Mrs. Lamb introduced Grant Parker and Cindy Borquez to the homeowners.

PROOF OF CALL:

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

ESTABLISHMENT OF QUORUM – 10%:

Quorum was established with nineteen (19) ballots returned.

PRESIDENT'S REPORT:

Mrs. Lamb reported on the accomplishments for 2006:

- The Board decided to hire AAA Landscape as the old landscape company was not holding up to their contract. They will be coming out on a quarterly basis for normal service; however, they are willing to come out for emergencies if necessary. The Board encourages homeowners to contact Cadden if they see any irrigation problems. The landscapers have a checklist that they must fill out and return to Cadden each time they come out. A homeowner asked if the Board was considering anything to beautify the basin area. Mrs. Lamb stated that she would like to see a good rain before discussions are had so as to see what will happen in the basin. Another homeowner requested that the Board make it greener so it will look better. Mrs. Lamb stated that if the Association wants to have more color in that area it needs to be irrigated which will be expensive. The Board has instructed the landscaper to leave any desert plant that looks as though it will be able to live on its own.
- The Board revised the parking guidelines. They have begun enforcing them.
- The Board has worked very hard to supply new paint colors for the trim and bump outs to match the existing house colors. There is a book available at the Dunn Edwards store, at Cadden Management and there is one with one of the Board members. Members of the Association will receive a discount at Dunn Edwards if they choose to buy their paint there. They do not contract with contractors or association so the discount is for each individual home and cannot be a group discount. The Board is working on having the color names and numbers on the website.

Mr. Cooley, Mrs. Bradway and Mrs. Vaughn presented a plaque to Mrs. Lamb to thank her for her service on the Board.

TREASURER'S REPORT:

As of the end of 2006 the balance in the Operating Account was \$5,103.92 and the Reserve Account was \$23,393.35. The delinquent assessments were \$1,445.45 and the prepaid assessments were \$3,012.01.

As of January 2007 the Operating balance was \$6,658.71 and the Reserve balance was \$23,401.09. The delinquent assessments were \$2,940.28 and the prepaid assessments were \$1,667.85.

There was an expense for irrigation repairs due to the substandard methods that were used previously. There was no need to raise the assessments for 2007.

APPROVAL OF 2006 ANNUAL MEETING MINUTES:

MOTION: To approve the minutes from the Annual Meeting held March 16, 2006, as submitted. Motion was seconded and passed unanimously.

ELECTION RESULTS:

Mrs. Lamb commended the Nominating Committee for their efforts.

There are three vacancies on the Board. Mrs. Vaughn is running for election. There are two write in candidates, Jill Chamberlain and Jim Williamson.

Ms. Chamberlain stated that she has been a homeowner in Star Valley since 2001, she lives on Brightwater. She works from home and has been looking for to expand her participation in the community.

Jim Williamson stated that he used to attend the Board meetings but has not done so recently. He feels that the Board has done some great work but there are other things that can still be done. He would like to get more homeowners involved in Committees. He has lived in the Community for five years and he also lives on Brightwater. Devon Vaughn stated that she has lived in the Community for a year. She too feels that more can be done to make the Community cohesive. She feels that it is a unique Community and she would like to see more participation. She has served on the Board as Secretary for the last year.

Each of the newly elected Board Members will serve a term of two years.

MOTION: To approve the slate of nominees to serve on the Board of Directors. Motion was seconded and passed unanimously.

Mr. Parker discussed the open meeting policy. Cadden Community Management gives a seminar every year all the newly elected Boards are invited to discuss and learn more about the responsibilities of homeowner associations.

OPEN FORUM:

Mr. Williamson asked about a letter that was sent out telling homeowners that they owed assessments when they had already been paid. Mrs. Borquez stated that there was an error in the computer system that caused the homeowners that had credits on their accounts to be sent a bill. A homeowner stated that there should be a credit to the Association for that. The homeowners feel that they should not get bills but rather statements as reminders of the dues.

Carol Anton wrote to Mr. Hueglin and said that the area supervisor would be in the area at the end of the week to address the washouts. Currently there is nothing scheduled for crack sealing but he will continue to monitor this issue.

There is a Pima County Infrastructure plan meeting being held March 22nd from 4:30 to 7:00 PM at Tucson Estates.

A homeowner asked if the Board has heard anything about any grocery stores that may be coming to the area? Mrs. Lamb stated that on Camino Verde and Wade it is plated as a commercial zone but she is unaware of what will be built there. Mr. Hueglin reported that he spoke to Jeff Ceaser, the developer, and he has had several conversations with Basha's. It sounds like a good possibility for one to be built south of Valencia on Wade.

Mr. Borom asked about people driving on the county right of way. Discussion ensued. Currently parking is regulated by the guidelines. If someone is parking in that easement they will get a violation letter.

Mrs. Lamb stated that homeowners could get signed up to have their front yards sprayed with pre-emergent. The cost is normally \$100.00 per yard, however, if enough people sign up to do it at the same time he will only charge \$80.00. He is planning to do this in April.

If anyone ever has input for the newsletter please let Mr. Parker at Cadden know.

ADJOURNMENT:

MOTION: To adjourn the meeting at 7:42 PM. Motion was seconded and passed unanimously.