

**STAR VALLEY ESTATES HOMOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

Date: November 4, 2017

Time: 1:20 – 2:50 PM

Location: 3770 South Mission Road
Mission Branch Library, Conference Room A/B

BOARD OF DIRECTORS ROLL CALL:

PRESENT:

Dan Pritchard, President
Bibiana Law, Treasurer
Ozzie Nelson, Secretary

QUORUM/CALL TO ORDER:

Quorum is met with all directors present. The meeting was called to order at 1:20 PM.

AGENDA:

- Pima County Transportation Advisory Committee presentation
- Director and committee reports
- Homeowner input
- 2018 draft budget; review and approval
- Bylaws document update; board review and approval
- US Customs and Border Protection – Border Community Liaison Unit (postponed)

President's Report

The president opened the meeting by reporting that the board had met with Platinum on Friday, 27 October to clarify reporting requirements. The meeting resulted in an addendum to the management agreement. In addition, Platinum was also asked to provide a draft of the 2018 budget with pricing based on new support requirements.

Unfortunately, the draft budget came in with higher-than-expected fees. As a result the president stated that discussions regarding the 2018 Budget be “tabled” until questions are answered by Platinum regarding the cost increases.

Dan then introduced Annabelle Valenzuela from Pima County Department of Transportation who was invited to the meeting to provide an overview of the process being followed for prioritizing local road repairs within residential properties.

Pima County Transportation Advisory Committee Presentation

The Pima County Transportation Advisory Committee (PCTAC) acts as an official advisory body to the county Board of Supervisors. It was created one year ago and provides a forum to communities to help prioritize repair work in residential properties. Funding is provided by a levy added to local property taxes, the Road Tax Fund. \$19M was raised this year with \$8M being allocated for unincorporated areas. Road repair prioritizes are based on several criteria including, the average daily volume of traffic as well as the current state of roads. Repair options include micro-sealing or applying a chip seal coat. Recommendations are being presented to the Board of Supervisors (BOS) at their next meeting, scheduled on 28 November. Projects will be selected at the 12 December meeting. Bid packages will then go out for pavement preservation, with work beginning in either the winter (f/micro-sealing) or spring (f/chip seal coat). The poor road conditions within Star Valley Estates were reported to the PCTAC in October. Whether or not road repairs are selected for our community will be determined during upcoming BOS meetings. For more information on the PCTAC, please refer to the committee's web page (Atch 1).

Treasurer's Report

Financials through the end of September were presented. The end-of-month operating account contained \$12,619.29. Total expenses for September were \$3,219.90, and included the cost of the association's annual insurance. Also reported were the total number of delinquencies within the association: five with a combined delinquency of \$2,771.07. The total collection costs recovered in 2017 is \$1,342.2; the total recovered over approximately the past five years is \$17,580.29. The financial report is in Atch 2.

Architectural Control Committee (ACC)

The ACC Chair reported on recent Architectural Request Forms (ARFs) reviewed and approved:

Lot 90: Approved - paint scheme (Design Guidelines, Scheme 5).

Lot 52: Approved extension - garage door and water damage repair; 2 month extension granted (January 2018)

Lot 85: Ongoing infractions: Expanded site wall w/o Pima County Flood Plain Use Permit (FPUP) + incorrect home (body) color. The homeowner has been notified that these violations must be corrected as soon as possible.

Lot 137: Approved - pergola + patio pavers + wooden shed.

Bylaws Update

An update was provided to the board by the committee that had been working updates and recommended changes to the association's Bylaws document. Unfortunately, the final draft document was only completed the evening before the Saturday meeting. It includes 13 administrative updates as well as 13 amendment changes (amendment changes will require homeowner approval). Because of the number of changes, the board president asked that another version of the document be generated which incorporates all administrative changes and showing only the amendment updates. That document will be reviewed by the board off-line and approved via in-lieu e-mail vote.

At issue remains the acceptance criteria homeowners will use to approve amendment updates.

Board Motion

That the board review (off-line) and vote (via in-lieu vote) to accept a revised version of the Bylaws document incorporating all administrative updates. The revised document will only show proposed amendment changes.

Vote: Unanimous approval.

Nominating Committee

In preparation for the March Annual Members Meeting, which is also when new board members are elected, a nominating committee was formed to solicit volunteers from within the association to consider running for two open board positions, as well as filling another vacant position which has been open since last year. Dan Pritchard volunteered to be the committee chairman. Other members volunteering to serve on the committee were Marc Borom and Richard Curtin.

They will report on their efforts at the next meeting.

Homeowner Input

One homeowner asked to address the board. He raised concerns regarding the state of disrepairs within the community. Concerns included: (1) the poor condition of many mailboxes (which could be fixed simply by using a spray can of black paint), (2) illegible house number (which require readable numbers to be visible for fire and police response), (3) weeds in the area between homes out to the street, (4) unshielded lights on at night, (5) barking dogs, and (6) untrimmed trees and shrubs in front yards.

All of these areas are easy to rectify if homeowners would simply take a little time and show pride in ownership. With the exception of (3) and (6) above, all can be fixed in relative short time. And the weather is much cooler now. The board said it would bring this to the attention of all homeowners in its HOA meeting summary letter to the community. All it requires is for homeowner's to take a few minutes to look over their property and address any noted conditions above.

NEXT MEETING

The next HOA meeting has been scheduled for Saturday, 20 January 2018, Mission Library, Conference Rooms A&B.

ADJOURNMENT

Motion to adjourn at 2:50 PM by Secretary; seconded by Treasurer.

//signed//

"Ozzie" Nelson

SVHOA BOD Secretary

2 Atchs

1. Pima County Transportation Advisory Committee Web Page Screen Shot
2. September 30, 2017 Financial Report



Pima County Transportation Advisory Committee Information

Pima County Transportation Advisory Committee (PCTAC) acts as an official advisory body to the Board of Supervisors.

[Contact Us](#)

- [Pima County Transportation Advisory Committee Members](#)
- [Location of Meeting Notices](#)
- [Regional Local Road Pavement Program Whitepaper Overview.pdf](#)

To contact the Transportation Advisory Committee utilize this [form](#).

The next PCTAC meeting is scheduled for **Tuesday, November 7, 2017** starting at 12:00 p.m. The meeting will be held at Abrams Public Health Center, 3950 S. Country Club Road, 85714.

[Meetings](#) [Minutes](#) [Audio](#) [Documents](#) [Ordinances](#) [Pavement Rating](#) [Sales Tax Committee](#)

Upcoming TAC Meetings

- [November 7, 2017](#)
- [October 24, 2017](#)
- [October 10, 2017](#)
- [September 26, 2017](#)
- [September 12, 2017](#)
- [August 14, 2017](#)
- [August 1, 2017](#)

Sub-Committee Meetings

- [August 31, 2017](#)
- [Notice of PCTAC Sub-Committee meeting](#)
- [Minutes- August 31, 2017](#)

Webpage Link: www.pima.gov/transportation

Under PCTAC tab at bottom of the page

Other Meetings

[Notice of Pima County Transportation Advisory Committee District 1 Open Houses](#)

District 1 Open houses

Transportation Advisory Committee members Chris Desimone and Reggie Drout will hold four open house meetings on the Pavement Preservation Program.

- August 17, 2017 - Dusenberry Library located at 5605 E. River Road, Ste 105 (in Whole Foods Shopping Center) from 6-8 pm
- August 24, 2017 - Nannini Library located at 7300 N. Shannon Road from 4-6 pm
- September 7, 2017 - Oro Valley Library located at 1305 W. Naranja Dr from 6-8 pm
- September 9, 2017 - Bear Canyon East located at 8959 E. Tanque Verde Rd from 10 a.m.-noon

Atch 2.

**September 30, 2017
Financial Report
Bibiana Law Treasurer**

	July-17	August-17	September-17
Operating Account of EOM was	\$ 13,183.43	\$ 16,054.33	\$ 15,547.50
Total Income this month	\$ 3,033.47	\$ 677.98	
Undeposited Funds			
Operating account for EOM is	\$ 16,054.33	\$ 15,547.50	\$ 12,619.29
Total Expense this month	\$ (867.58)	\$ (715.83)	\$ (3,219.90)
Total delinquencies for EOM is	5	2	2
Delinquencies paid in full		3	
Delinquencies in collection	2	2	2
Account past over \$1000. One	\$ (1,853.64)	\$ (1,878.89)	\$ (1,878.89)
Account past over \$500.			
Account past less than \$500. Four	\$ (877.60)	\$ (316.36)	\$ (508.40)
Account past less than \$100. Six	\$ (607.41)	\$ (534.88)	\$ (383.78)
Total Delinquencies EOM 2017	\$ (3,338.65)	\$ (2,730.13)	\$ (2,771.07)
Paid in Advance 28 members	\$ 4,602.27	\$ 2,246.52	\$ 2,211.61
PB&J			
Total Collected in 2017	\$ 1,142.20	\$ 1,342.20	\$ 1,342.20
Total Collected by PB&J	\$ 17,380.89	\$ 17,580.29	\$ 17,580.29