

**STAR VALLEY HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES**

DATE: April 23, 2015
TIME: 6:00 P.M.
LOCATION: Mission Branch Library Conference Room

Board of Directors Roll Call:

Present:

Ozzie Nelson, President
Jill Chamberlain, Vice-President
Catherine Gordon, Treasurer
Bonnie Dukes, Secretary
Isaac Canez, Director at Large

QUORUM: Quorum is met with five (5) directors present.

HOMEOWNER INPUT:

A homeowner suggests the board attach an explanation to the annual meeting minutes as to why several ballots were set aside in the March 2015 election.

APPROVAL OF FEBRUARY 17, 2015 MEETING MINUTES

President Nelson moved that the meeting minutes of February 17, 2015 be approved. Seconded by Catherine Gordon. Approved by split vote: four affirmative; one abstention.

PRESIDENTS REPORT:

There were no in-lieu votes since the meeting in February.

Coordinated an update of the meeting minutes with board secretary.

Hosted the annual members meeting and elected new board members March 26, 2015.

Made recommendations for draft of 2015 members meeting minutes that were then forwarded to Candace at Platinum. Candace then added the Presidents report and the ACC report.

Posted the approved Members Meeting minutes for March 2014 to the web site.

Created the agenda for tonight's meeting and secured arrangements for our meeting site at Mission Library.

TREASURERS REPORT

Last month's cash balance was: \$4,835.67.

Additional income of: \$1386.33 was received as the last transfer of funds from Cadden Management.

Management monthly fee: \$800.69, of which \$596 was our usual monthly management fee; \$32 in permits, fees & taxes; \$172.69 for postage, printing and supplies. The bulk of the \$172.69 was required for an initial stock of supplies and will not be the cost of mailing each month. The usual fee for a meeting notice to the community is about \$55.

Delinquent accounts: \$9006.10; down from \$9348.12 last month. The bulk of these homes are now in collection.

Ending balance in April: \$5421.31.

Prepays amount to: \$3764.12 and will be posted to operating fund in April.

Two checks for delinquent accounts were received: one for \$1001.50; and another for \$250. Checks were delayed due to being sent to Cadden. Both will be posted to the operating account in May.

Motion to accept treasurers report: Jill Chamberlain; second, Bonnie Dukes; Approved unanimously.

NOTICES FOR ASSESSMENTS:

Notices for quarterly assessments will be mailed June 1, 2015.

ARCHITECTURAL CONTROL COMMITTEE REPORT:

Committee members have completed three drive-thru inspections since February 17.

March 3: 18 citations issued. No ARF submitted for project.

March 17: 18 citations issued. No ARF submitted for project.

April 7: 19 citations issued.

ACC committee noticed that some paint schemes used are questionable.

Infringement issue between two homeowners was discussed. Suggestions for resolution were: new survey or come to an agreement on a new deed.

Lot 28: New shade cover does not comply with the plans submitted. Under committee discussion.

Lot 82: ARF submitted for carport construction. Approved.

Lot 112: ARF submitted for upgrade on landscaping of front yard and temporary steel-framed swim pool for backyard. ACC cannot approve, as yet, due to the fact that the residents are not the legal owners.

PLATINUM MANAGEMENT REPORT:

Platinum has submitted their management report and it was requested that the report be attached to the meeting minutes.

Motion by Catherine Gordon to attach report to the minutes: seconded by Ozzie Nelson. Approved unanimously.

NEW BUSINESS:

New officers installed on the board.

President: Jill Chamberlain
Vice President: Ozzie Nelson
Treasurer: Catherine Gordon
Secretary: Bonnie Dukes
Dir. At Large: Isaac Canez

Motion by Ozzie Nelson to accept board members in the listed positions; seconded by Jill Chamberlain; approved unanimously.

MEETING FREQUENCY:

Discussion ensued concerning meeting frequency.

Motion by Jill Chamberlain to hold meetings bi-monthly; seconded by Catherine Gordon.

Further discussion of the motion brought about an amended motion by Jill Chamberlain and seconded Catherine Gordon; meetings to be held bi-monthly with additional meetings to be held when required or necessary.

Motion approved unanimously.

COMMUNITY DRIVE THRU INSPECTIONS:

Motion to engage Platinum Management to conduct community drive-thru inspections twice monthly at an additional cost of \$76.00 per month. Motion by Jill Chamberlain; seconded by Bonnie Dukes; approved unanimously.

MODIFY THE DESIGN GUIDELINES:

Motion to modify section 5, by editing attachment 2 to refer the homeowner to the Star Valley Homeowners web site for current instructions on how to complete the form. Update the ARF, attachments 1 and 4 to show a requirement to submit a photo upon completion of the project for ACC approval and sign-off. After some discussion the motion was withdrawn.

UPDATING GOVERNING DOCUMENTS

This agenda item was also withdrawn.

LEGAL OPINION ON ADMIN FEES

Motion to retain an attorney to discuss the addition of admin fees to third and fourth letters of citation. Motion by Ozzie Nelson; seconded by Bonnie Dukes. Motion approved by split vote; (3) affirmative, Nelson, Dukes and Gordon. (2) negative, Chamberlain and Canez.

BOARD REFRESHER TRAINING

Motion by Ozzie Nelson; seconded by Bonnie Dukes to spend \$60 to send all board members to a refresher training course at Platinum. Passed unanimously.

SOLICITATION FOR NEW ACC MEMBERS

A call for volunteers for the ACC committee went unanswered by the membership, therefore;

Motion to have the ACC remain composed of Ozzie Nelson, Chair; Bill Dukes, member at large; Isaac Canez, member at large. Motion by Ozzie Nelson, seconded by Jill Chamberlain. Motion passed unanimously.

ADJOURNMENT:

8:00 P.M.

//Bonnie Dukes//

SVEHOA, Secretary

APPROVED