

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

DATE: August 22, 2015
TIME: 1:00 P.M.
LOCATION: Mission Branch Library Conference Room

Called to Order: 1:06 P.M.

Present:

Jill Chamberlain, President
Ozzie Nelson, Vice-President
Bonnie Dukes, Secretary
Isaac Canez, Member at Large (Arrival Delayed)

ABSENT:

Catherine Gordon, Treasurer

QUORUM:

Quorum is met with four (4) directors present.

HOMEOWNER INPUT:

Homeowners mistakenly received a violation notice from Platinum. The error was realized and a letter of apology was issued and violation was removed from homeowners file. Same homeowners also expressed their ongoing issue with Academy Del Sol parents who continue to park on their property while picking up their children after school. Several suggested solutions to the problem were discussed.

PRESIDENTS REPORT:

President Chamberlain expressed thanks to Catherine Gordon and Bonnie Dukes for getting out the survey to the community. Catherine did the printing; Bonnie supplied the envelopes; Jill, Catherine and Bonnie stuffed the envelopes for mailing. The only management company expense was for postage and mailing labels. At meeting time there were seventy-two (72) responses. The Board will tabulate the responses and next month's meeting will consist of discussion of the results and changes to the Design Guidelines. Changes will be made at that time.

The meeting will now observe an already established forum. The Board will entertain a motion and a second; and then the Board will take a few moments to

discuss the motion among themselves and perhaps amend the motion, before turning the discussion over for homeowner discussion and input.

TREASURER'S REPORT:

No financial report was available for this meeting. The Board will follow through with Platinum in order to ascertain why the financials were not forthcoming. (Due to computer issues, it was found that the report was available, just misplaced. See attached.)

MOTION TO APPROVE THE MINUTES:

Motion to approve the minutes by Isaac Canez; seconded by Ozzie Nelson; approved unanimously.

Web Master:

It has been determined that there is a good deal of labor involved in posting the meeting minutes in draft and then re-posting them after approval. The software is glitchy and does not work as well as it could. The board will work to get approval of the minutes quickly so they can be posted as "Approved", thereby saving the Web Master a good deal of labor.

ACC REPORT:

Homeowners that have been ready to cover their porch looked for confirmation of approval from Platinum. Approval had been previously given by the ACC. Homeowners are responsible for all county permits and inspections.

Chair Ozzie Nelson suggests that the management company post their spreadsheet regarding site inspections to our website due to the fact that our ACC committee is no longer responsible for site inspections.

CITATIONS ISSUED BY PLATINUM:

Eighteen (18) first notices for trash cans, weeds and parking. One miscellaneous. Two, second notices for trash cans, parking and dead vegetation. Two, third notices for trash cans.

Discussion ensued about how many site inspections Platinum is doing per month. The Board will follow up with Platinum to discern what day inspections are taking place.

Discussion of semi-truck parking on Wade Road. A check with Pima County to determine if there is an ordinance against such parking was suggested.

DESIGN GUIDELINE CHANGES AND SURVEY RESULTS:

Mr. Nelson suggests that we define each proposed change to the Design Guidelines with rationale for each.

MOTION: Provide verbiage for each guideline change, a rationale for each change, motion and second and vote.

AMENDED MOTION:

State each proposed guideline change and provide rationale as to why the change is suggested; a second for each proposal; and provide the results of the survey for each item; the Board will then take time to discuss among themselves each design change, (amending the motion, if necessary), then discussion will take place among the homeowners before the Board votes.

Motion by Jill Chamberlain; seconded by Isaac Canez; amended by Bonnie Dukes; seconded by Ozzie Nelson, amended by Jill Chamberlain; passed unanimously.

NO PARKING SIGNS:

Homeowners asked the Board if it would be permissible for them to post "NO PARKING" and/or "PRIVATE PROPERTY" signs to prevent parking on their property when children are being picked up when Academy Del Sol dismisses students for the day, subject to the sign size restrictions of the CCR's.

MOTION:

Posting of "NO PARKING" and "NO TRESPASSING" signs will be permissible to all residents, particularly those residents on Cherry Tree that have an issue with such parking. The Board will notify Platinum that the signs are permitted by the Board.

Motion by Jill Chamberlain; seconded by Bonnie Dukes; passed unanimously.

Further research into the **CCR's, Section 10.21**; permits a sign of no more than five square feet.

ARS 33-1808 FLAG DISPLAY; POLITICAL SIGNS; CAUTION SIGNS; FOR SALE, RENT OR LEASE SIGNS; POLITICAL ACTIVITIES; Section F:

Permits a sign of the standard industry size, 18x24. However signs must be commercially produced.

NEW BUSINESS:

The Board has been advised that they may not pass motions affecting the community that are more restrictive than the superior documents.

Several motions passed by a former board, (January 12, 2012 meeting minutes) were rescinded due to the fact that there is no foundation for them in the superior documents:

- 1) To allow no more than \$10,000.00 in any account, if any account exceeds \$10,000.00 the homeowner dues shall be adjusted accordingly.

MOTION: To rescind and remove such limitations as having no foundation in the superior documents.

Motion by Bonnie Dukes; seconded by Ozzie Nelson; approved unanimously.

- 2) No Board shall spend any money on something that does not affect the entire community equally.

MOTION: To rescind and remove due to lack of foundation in the superior documents.

Motion by Bonnie Dukes; seconded by Ozzie Nelson; approved unanimously.

- 3) No Board shall spend any money on any property other than its own, (Lot 151).

MOTION: To rescind and remove due to lack of foundation in the superior documents.

Motion by Bonnie Dukes; seconded by Jill Chamberlain; approved unanimously.

- 4) No Board shall have any more than once a month drive-through inspections.

MOTION: To rescind and remove due to lack of foundation in the superior documents. Found to have been previously rescinded. Motion withdrawn.

January 9, 2014 Meeting Minutes

MOTION: Require an official survey submitted with ARF requests for walls and ARC inspections pre-concrete, post-concrete, and pre-construction.

MOTION: To amend the motion to require a survey of only those members of the community that cannot find their lot corner pins.

Discussion Ensued.

MOTION AMENDED: ARF submissions for walls, in cases where corner pins are not available to define lot lines, the ACC may require a survey, depending upon what is being requested by the homeowner.

Motion by Jill Chamberlain; seconded by Bonnie Dukes; passed unanimously.

MOTION: All the motions being approved for change or addition, now or in the future, must be placed in the proper documents where the information is readily available to homeowners; i.e. Bylaws, Design Guidelines or Rules and Regulations and the ACC forms, and shall be placed in the documents within 90 days of approval. This is also to include updating the website and may be placed in the documents to reflect an amendment, rather than making a change to the entire section.

Motion by Jill Chamberlain, seconded by Bonnie Dukes; approved unanimously.

MOTION, MEETING MINUTES, PAGE 2, March 14, 2013

The monthly cost of ride-around home inspections, whether conducted by an independent contractor or Cadden Management, shall be limited to \$100.00 unless approved otherwise by the Board of Directors.

MOTION: To eliminate the words "ride-around", and "whether conducted by an independent contractor or Cadden Management".

Discussion ensued.

AMENDED MOTION: To rescind and remove Motion#1, Page 2, of the Meeting Minutes of March 14, 2013.

Motion by Bonnie Dukes; seconded by Jill Chamberlain; approved unanimously.

AMENDMENT TO THE DESIGN GUIDELINES: RAINWATER HARVESTING, AS PUBLISHED IN THE POLARIS BEACON NEWSLETTER, MOTION #101112 REFERENCED IN MEETING MINUTES OF OCTOBER, 2012

Board Clarifying Resolution Regarding Tanks.

MOTION: That Attachment VI be incorporated into the Design Guidelines.

Vessels will be installed to minimize the view of the tank from the front of the house.

Discussion ensued.

AMENDED MOTION: The Attachment VI and any other changes to the Design Guidelines, with potential conflicts with the CCR's, will be taken to Platinum for legal review before decision.

Motion by Jill Chamberlain; seconded by Ozzie Nelson; approved unanimously.

ARTICLE XV OF THE BYLAWS, SECTION 15.1.1

Amendments to the Bylaws proposed by the Board of Directors of the Association shall be submitted to the homeowners for approval by an affirmative vote of not less than 2/3 of the members voting by secret ballot cast in person and by absentee ballot at a meeting at which a quorum of 25% of members entitled to vote is present.

MOTION: To rescind Article XV, Amendment 15.1.1 due to its being in conflict with the CCR's.

CCR's, Section 2.8, Rules and Regulation of the Association, Sentence 1.

The **BOARD** shall be empowered to adopt, amend or repeal such rules and regulations (including the Design Guidelines) as it deems reasonable and appropriate (collectively the "Rules"), which shall be binding upon all persons subject to this Declaration and shall govern the use and/or the occupancy of the Properties.

The Board has been advised that any changes to the Bylaws, Rules and Regulations or Design Guidelines are Board decisions and votes only.

Motion by Bonnie Dukes; seconded by Jill Chamberlain; approved unanimously.

RULES AND REGULATIONS, SECTION V. ELECTION PROCEDURES

Procedure for determining elected Board members
[Changes in Section V-2 approved January 12, 2012]

SECOND PARAGRAPH NOW READS:

At the beginning of the Meeting of Members, a quorum is established by the count of all accepted, secret ballots cast both by Lot Owners present and by Lot Owners who voted absentee. All secret ballots will be counted at the Annual Meeting. The candidate that receives, at a minimum, a majority vote, or the greatest count

above a majority vote; will fill the Board position. A Majority vote is defined as the greater than 50% of the accepted votes cast. Disqualified votes will not be considered in the establishment of a quorum.

MOTION: CHANGE SECOND PARAGRAPH TO READ

At the beginning of the Meeting of Members, a quorum is established by the count of all accepted, secret ballots cast both by Lot Owners present and by Lot Owners who voted absentee. All secret ballots will be **opened** and counted at the Annual Meeting. The candidate that receives a **simple majority** of the votes cast, shall fill the Board position. Disqualified votes will not be considered in the establishment of a quorum. And rescind and remove the sixth and seventh paragraph.

Motion by Bonnie Dukes; seconded by Jill Chamberlain; approved unanimously.

MOTION: TO RESCIND THE THIRD PARAGRAPH OF SECTION V

Discussion ensued.

Motion Withdrawn. May be brought back at a later date.

MOTION: TO AMEND THE FOURTH PARAGRAPH OF SECTION V

To read: "simple majority" in sentence one; and "simple majority" in sentence three.

Motion by Bonnie Dukes; seconded Jill Chamberlain;

Discussion ensued.

ACTION: That the Board will put the motion on hold and consult with management as to the verbiage and legality of the change.

SUMMARIZING THE ACTIONS OF THE BOARD:

There was some discussion to summarize the actions of the Board for the community in an annual letter; formation of a Nominating Committee.

MOTION TO ADJOURN:

Motion by Bonnie Dukes; seconded by Isaac Canez.

Meeting adjourned: 3:36 P.M.

Bonnie Dukes, Secretary