

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

Date: July 25, 2015
Time: 1:00 P.M.
Location: Mission Public Library Conference Room

Board of Directors Roll Call:

Present:

Jill Chamberlain, President
Ozzie Nelson, 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 was concerned about items that were passed by past boards that do not appear in our documents, such as the need for a survey for a wall improvement on a lot, especially when the lot pins are no longer in evidence. Also of concern was the \$10,000.00 limit placed on the operating and reserve accounts of the association. The suggestion was that after a period of one year, and the documents have not included these items, that they no longer be valid. A suggestion was issued to have US Home furnish each lot owner with a plat map, in particular, a map that shows the relationship of the house to the lot lines. Original owners were furnished a plat map; newer owners may not have one. The information may be available online and it was suggested that we place a link on the web site so that members can easily find the plat map information needed.

Action item: Mr. Canez will research where homeowners can find lot line information/plat maps.

PRESIDENTS REPORT:

No report at this time.

TREASURER'S REPORT:

Operating account as of May was \$7888.94. As of June, as a matter of comparison, the account was at \$8559.01. However, delinquencies were \$5439.94 and rose in June to \$6505.57. A check was received by the lawyers on June 23 in the amount of \$224.00 on a delinquent account but was received too late to post this month. It will be posted and shown in the July report. We currently have two (2) properties that are delinquent over \$1500.00 each; eleven (11) that are delinquent \$100.00-500.00 dollars; twenty-six (26) that are delinquent under \$100.00. Catherine reports that PB&J are doing a commendable job of collecting on these accounts.

MOTION TO APPROVE THE TREASURER'S REPORT:

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

ARCHITECTURAL REPORT:

Chairman Nelson reports that the site inspections are now done by Platinum Management as of May. Those inspections took place on May 13; June 1 and 29; July 15. Six ARF's were submitted for variances. On the 27th of May, Lot 24 asked for a paint scheme variance and that was approved. On June 4 a variance granted for paint scheme at Lot 88. Lot 120 requested a variance on an extension of his wall involving set-back issues. Homeowner advised to seek advice from the county. Lot 107 asks to extend their porch and that request was granted, but with the understanding that there shall be pictures of the work submitted to the ACC and that all the proper inspections with the county take place. Lot 146 requested to move their mailbox, after it had been destroyed, to a location that would be visible from the interior of the home. Homeowners were advised to contact the post office for approval. Lot 149 has an infringement issue concerning his wall.

APPROVE THE MEETING MINUTES:

Discussion ensued as to whether or not to have the Web Master post the meeting minutes in draft form or not. Discussion was rather more in favor of

having them posted in draft, ahead of the meetings, depending upon the amount of time needed by the Web Master. The issue will be taken up before the next meeting.

MOTION:

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

MANAGEMENT REPORT:

The management report is attached.

HOMEOWNERS MEETING:

Homeowner attendance was good and many suggestions and ideas came forward. Nearly twenty items were suggested and discussed. However, some ideas were for things other than design guideline changes.

COMMUNITY SURVEY:

Discussion ensued about the logistics of the community survey. It was suggested that rationale be included with the design guideline changes; also, that the survey be held to be as succinct as possible. Discussion ensued about whether or not there would be pro and con positions presented. Pro and con is not to be presented, simply rationale for each change. Discussed was whether or not to place current design guidelines vs. new suggested guideline. Suggestion for just citing where the old guideline could be found so that homeowners could reference that item.

It was agreed that Jim Williamson and Bonnie Dukes would construct the survey; Catherine Gordon will print the survey; Catherine and Ozzie Nelson would prepare it for mailing; and the survey would include a postage paid return envelope. Date for mailing: no later than August 15, with return in time for the next meeting, where we will make the decisions about the changes to the Design Guidelines.

MOTION:

To construct a survey that lists the items suggested by the homeowners at the Homeowners Roundtable meeting in June, so that all homeowners would be able provide feedback.

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

NEW BUSINESS:

SITE INSPECTIONS:

A suggestion for some criteria where weeds were concerned was requested. Objection to further criteria expressed by Bonnie Dukes, citing that Platinum is basically doing a good job, they are the professionals and should not be hampered with further restrictions or guidance from the board. That statement was amended by Catherine Gordon; Platinum should conduct the inspections within our documents and should remain within the current guidelines that exist. Discussion ensued. A determination was reached, that the board has reconfirmed our contract with Platinum in this regard and inspections will continue as they are currently being performed. And due to the fact that we were simply reconfirming our contract with Platinum it was felt there was no motion for action required.

NEXT MEETING:

A meeting be held in the month of August in order to discuss revising items that need to be brought into conformity with Arizona State Statutes and are to be included in our documents. That meeting will be set for a Saturday afternoon with a three (3) hour time frame.

MOTION: By Bonnie Dukes; seconded by Jill Chamberlain; passed unanimously.

The decision was made to confirm the dates of future meetings in an in lieu action; those dates will be posted on the web site.

MOTION:

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

Meeting takes a three minute recess.

MEETING RECONVENED:

The meeting was reconvened for the purpose of having a conversation with Lot #28 about a shade cover that was built on the property, having submitted one design and building another. Discussion ensued as to whether or not other similar structures exist in the area; they do and are approved; however, this homeowner submitted one design and built differently.

After some discussion, it was determined that if the structure were painted the color of the house, it would better blend into the community. The board determined that the homeowner shall paint the shade cover the color of the house within 60 days. The homeowner indicates that there are plantings in front of the structure that will ultimately grow tall enough to cover the view from the street.

MOTION: By Jill Chamberlain; seconded by Bonnie Dukes; approved unanimously.

Structure will be left in place with the homeowner complying with the directions of the board, within the 60 day time frame. This decision does not set a precedent within the community for future approvals of the same structure.

Design Guidelines provide: Section B, Paragraph 1,

“Garages must be integrated with the architecture of the Dwelling Unit in material and massing. Detached garages are not permitted, unless approved by the ACC. Each Dwelling Unit shall contain parking for at least two automobiles in an enclosed garage; **carports are not permitted unless approved by the ACC.**”

MOTION:

Motion to adjourn by Catherine Gordon; seconded by Bonnie Dukes; approved unanimously.

Bonnie Dukes, Secretary
SVEHOA

APPROVED