

**STAR VALLEY HOMEOWNER ASSOCIATION
BOARD OF DIRECTORS MEETING**

Date: May 21, 2015
Time: 6:00 P.M.
Location: Mission Branch Library Conference Room

Board of Directors Roll Call:

Present:

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

ABSENT:

Catherine Gordon, Treasurer

QUORUM:

Quorum is met with four (4) directors present.

HOMEOWNER INPUT:

A homeowner addressed the issue of a two percent tax to be imposed on businesses that may locate at the now vacant property at Wade Road and Valencia. Further discussion ensued as to the clearing of the property; a turn-around to be installed in Valencia Road to accommodate traffic into the proposed shopping center, and possible businesses that may locate there.

A homeowner requested that the board introduce themselves and state what their current positions are and when their respective terms expire.

Those in attendance were encouraged to join their neighbors on Nextdoor.com as a means of staying abreast with current issues in our neighborhood as well as nearby communities.

PRESIDENTS REPORT:

Next meeting to be held at Mission Library on July 21, 2015, with further meetings scheduled for September 22 and November 10, 2015. The Board has approved that meetings be held every other month, with special meetings held when and if necessary.

Presidential goal for this year is to have greater meeting participation with members of the association with complete transparency from the board.

TREASURER'S REPORT:

Collection efforts have started to pay off and the association received an additional \$1,239.48 in the treasury. One homeowner paid \$1,000 on his delinquent account, another homeowner paid his delinquent account in full in the amount of \$250. Total at this time in the treasury is \$6660.79. It is anticipated that an additional \$1,000 will come in and shall be posted in May but had not posted at the time of this meeting. Accounts in arrears amount to \$8,820. Three homeowners owe more than \$1,000; eight owe \$100-1,000; 37 owe less than \$100; 1 owes less than \$1. Pre-paid accounts amount to \$812.37.

As of the first of June, statements will be mailed for assessments that will be due the first of July and are considered late after the 15th of the month.

Some discussion ensued as to the costs of the collections efforts.

MOTION TO APPROVE THE TREASURERS REPORT:

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

ARCHITECHURAL REPORT:

Committee chair Ozzie Nelson discussed the first inspection done by Platinum Management on May 13, 2015. Fourteen citations were issued: 6 for trashcans; 2 for weeds; 2 for parking; 2 for paint schemes. Platinum was asked to contact homeowners that seemed to have paint schemes that do not match the criteria of the design guidelines. The board now receives all photos and letters that are sent to homeowners over infractions of the design guidelines. There was one ARF from Lot 112 that was approved.

Some discussion ensued pertaining to paint schemes.

MOTION TO APPROVE THE MEETING MINUTES:

Motion to approve the meeting minutes from April 23, 2015 by Jill Chamberlain, seconded by Isaac Canez; approved unanimously. Minutes will be posted on the website.

RESULTS OF THE LAWYERS OPINION:

A decision was made by the board to charge homeowners for the cost of 3rd and 4th citation letters. Platinum advised the board that they didn't feel the decision would stand. The board, therefore, voted to spend funds for an attorney to consider the question. The attorney's response coincided with Platinum. The fees could not be charged to the homeowners until such time as the homeowner in question was called to a meeting with the board and given an opportunity to state his position. Therefore, there will not be a charge for 3rd and 4th notices. The lawyer's fees have not yet been billed, but are estimated to be between \$150.00 and \$200.00.

MOTION FOR DISCUSSION AND RESOLUTION FOR SHADE COVER ON LOT #28:

The homeowner submitted a plan to the ACC of a certain design. The ACC approved the plan as submitted. For whatever reasons, the homeowner did not complete the structure as submitted. At issue is the design change and failure to notify the committee of that change. After much discussion, the issue was tabled until the July 21 meeting at which time it will be resolved.

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

MOTION TO DISCUSS COMPOSITION OF THE ACC COMMITTEE:

A board member issued an objection to the composition of the ACC committee due to the fact that state statute states that the ACC shall be comprised a board member chair and the other committee members shall be members of the community and the current situation appeared "board heavy". After much discussion with the community members present, the decision was made that the board and community will be vigilant and if complications arise, the issue will be revisited.

Motion by Jill Chamberlain, seconded by Ozzie Nelson; passed unanimously.

DESIGN GUIDELINES:

The ACC desires to make some changes to the Design Guidelines. Chairman Nelson reiterated that the ACC only have three items left on their list of changes. However, other members of the board felt it would be beneficial to

have a homeowner meeting to discuss further changes with the community and to gain community input as to the changes they may desire. Taken as an action item until such time as arrangements can be made and a date established for said community meeting.

A homeowner also suggested a direct email link be placed on the website in order that community members could contact the ACC directly. Taken as an action item for discussion with Jim Lamb.

MOTION TO ADJOURN:

Motion by Bonnie Dukes, seconded by Isaac Canez; approved unanimously.

Bonnie Dukes, Secretary
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