

OCTOBER 24, 2015

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

Date: October 24, 2015
Time: 1:00 P.M.
Location: Mission Branch 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 indicated input would be available as soon as the remaining Design Guideline issues were to be covered. Only a few remained undecided at this time, and the board only covered those few issues that were not finished due to the lack of time at the previous meeting.
- Some discussion ensued about the condition of our streets and drainage issues; also new driveway guidelines.
- Some had issues with, and there was some discussion about, cars being stored in the community that are obviously not in running condition and not parked within the yard behind the wall.
- A homeowner asked about extending the back wall of their yard; setbacks were discussed as well as the possibility of needing a survey if lot pins are not evident.
- A homeowner reports that new handicapped ramps have been added to the sidewalks at Brightwater and Wade.

PRESIDENTS REPORT:

President Chamberlain explained the confusion about the meeting notice postcards. There seemed to be a mix-up concerning the meeting date and the first card was sent for the November meeting instead of the October meeting. Platinum apologized for the error and credited the community for that mailing and sent out the proper notice on a second postcard. In the event that the postcards for October did not arrive in time to give more than forty-eight hours notice to homeowners, Platinum also posted signs at the end of each street. That posting is a first and neither the board nor Platinum plan to make it a common practice.

TREASURER'S REPORT:

- Operating account for EOM August was \$7,893.
- Operating account for EOM September is \$7,123.
- Total delinquencies for EOM August is \$5,865.
- Total delinquencies for EOM September is \$5,997.
- Two homes \$1,000.
- Six homes over \$100. (Up by 2).
- Total delinquent accounts is 27.

Questions and explanations ensued concerning collections of delinquent accounts. Treasurer Gordon explained how much better Brown and Olcott are doing as far as collections are concerned; and that the reports received are very detailed and thorough.

Motion to accept the treasurer's report:

Isaac Canez, seconded, Bonnie Dukes; motion approved unanimously.

Board Comments:

President Chamberlain directed the Management report, the ARF spreadsheets from Platinum and the Citations issued by Platinum be attached to the meeting minutes. The citations issued may be found in the Management report.

Mr. Nelson asked Platinum for more specificity in regards to the management report. President Chamberlain has asked Platinum to consider this change, but would like information regarding additional costs.

Architectural Control Committee:

A tenant had a shed delivered that had colors that did not blend with the community. The ACC gave an OK for the shed, if it is painted colors that will fit within the community paint scheme. This is a temporary situation; the tenant plans to take the shed if and when he leaves the community.

ACC is continuing to look for receipt of pictures of the finished project at Lot 107 before giving final approval. Pictures have not been forthcoming. Platinum has been asked to contact the owners for pictures of the finished project.

Lot 116 has submitted an ARF for approval for a Tuff Shed. Approval was given with the condition that the blue roof of the shed be painted a color that blends with the community from Attachment 5.

ACTION IN LIEU:

Approval of the meeting minutes and fines for Lot 28.

Homeowners Hearings:

In an effort to hold homeowner information (in a hearing setting), private, the board felt we should hold homeowner hearings in executive session.

Motion: to hold all homeowner hearings in executive session.

Bonnie Dukes, seconded by Catherine Gordon; approved unanimously.

In conjunction with homeowner hearings, discussion ensued as to formally setting up hearings and having that added to the meeting agenda. Platinum advises the board that those hearings **do not** have to be added to the agenda, although it has been common practice in our association for some period of time.

The board also determined to ask Platinum to email each board member a generic copy of the citation letters in order for Board members to familiarize themselves with the content. Discussion ensued and agreement was reached to ask Platinum to also furnish the Board with the **actual** fourth citation letter that invites the offending homeowner to a hearing with the Board.

DESIGN GUIDELINES FINISH:

Number 10 from the survey states: The Design Guidelines should contain a footnote that the county and state rules supersede the HOA Design Guidelines in all cases.

The board discussed this issue at the last meeting, but it was determined to table it until this current meeting, in order to consider verbiage changes.

During this meeting the board felt the current suggestion would perhaps lead community members to believe that all they had to consider would be obtaining a permit from the county and the design guidelines could be set aside.

MOTION: The board adopt suggestion Number 10 from the survey as written (see above); Ozzie Nelson, seconded by Bonnie Dukes.

It was determined that this suggestion would create more confusion and issues than it was worthy of; therefore the board has decided not to adopt number 10.

Number 11 from the Survey:

Roofs of outbuildings may be tiled to match the house, or may be constructed with a design, material and color to blend with existing homes?

Motion: To accept and adopt number 11 as written.
Catherine Gordon, seconded by Bonnie Dukes; approved unanimously.

Number 12: (not included in the survey): Storage shed roofs must match the house.

Proposed change: Roof material of outbuildings or shed may be constructed using alternative materials (e.g., shingles, roof tiles, metal, etc. An ARF must be submitted and approved by the ACC.

Motion to adopt proposed change: Ozzie Nelson, seconded by Bonnie Dukes; approved unanimously.

Number 13: (Not included in the survey) Update Section III,

Improvements and Amenities (Solar).

Currently reads:

All heating and cooling equipment, including ductwork, shall be located on the ground or within the building. Ground-mounted equipment shall be screened or enclosed from view. Any solar equipment installed shall be integrated into the design of the building and properly screened from front view.

Changed to read:

All heating and cooling equipment, including ductwork, shall be located on the ground or within the building. Ground-mounted equipment shall be screened or enclosed from view. Any solar equipment installed shall be integrated into the design of the building.

(The last six words shall be omitted).

Motion: Catherine Gordon, seconded by Ozzie Nelson; approved by split vote, three to two.

Up for discussion again was the water harvesting issue, which has not been incorporated into the Design Guidelines. Legal counsel was suggested and further research is to be conducted.

Although long discussions and many votes by the board have taken place regarding changes to the Design Guidelines, it is good to note that nothing has changed until homeowners are officially notified of the changes and the changes are ready for publication.

Furthermore, Mr. Nelson will compose a finished document, with rationale, for the Board's consideration. Hopefully it will be done by the next meeting date.

Modifications to other documents:

The Board will proceed, as a body, with further document changes to bylaws and rules and regulations.

Next Meeting Date:

The Board has decided on December 5, 2015 for the next meeting date in order to accommodate those who may travel for the Thanksgiving holiday.

Platinum Delinquency Fees:

Discussion and explanation of Platinum's delinquency fees ensued. Catherine Gordon has a draft of the fee schedule used by Platinum and will furnish each Board member with a copy at the December meeting.

Motion to Adjourn:

Bonnie Dukes, seconded by Ozzie Nelson; approved unanimously.

Meeting to be re-convened for homeowner hearings at 2:45 P.M.

Bonnie Dukes, Secretary
SVEHOA