

**September 19, 2015**

**STAR VALLEY ESTATES HOMEOWNERS ASSOCIATION  
MEETING MINUTES**

Date: September 19, 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 expressed his opinion that the recent community survey was a wasted effort and that the Board needed to concentrate its' efforts in other areas.

Another homeowner mentioned that the notices for the meetings should arrive at homeowners doors a bit sooner, giving members of the community more notice of meeting dates.

A homeowner suggested that any document sent out by the Board reflect the web address for the association.

**PRESIDENTS REPORT:**

President Chamberlain discussed sending the meeting notices out sooner and has enlisted the help of management to remind her earlier in the month. It was realized later that the post cards are taking six days for mailing due to having to go to Phoenix and then be returned. They are not first class mail, therefore not a priority. Since the meeting dates for the remainder of the year are known, other board members also stated that they could help insure a timely agenda is formalized by reminding the board president at least a week in advance, if the call for agenda topics has not yet been made.

**Treasurers Report:**

As of end-of-month (EOM) August 2015:

Operating Balance: \$7893.00.  
Delinquencies: \$5865.75.  
Two Delinquencies over \$1000.00.  
Four Delinquencies over \$100.00.  
Remaining delinquencies are all under \$100.00.

As a matter of comparison: In February 2015, when Platinum took over management, we had delinquencies amounting to \$9348.00. This represents a major shift in our financial picture when compared to the former management company.

**MOTION TO ACCEPT THE TREASURERS REPORT:**  
Ozzie Nelson, Second Bonnie Dukes, passed unanimously.

**ACC COMMITTEE REPORT:**

An ARF was submitted by Lot 107 in July for an extension of their porch. The homeowners were asked to submit a picture of the completed project. That has not been received as yet. Platinum will contact the owners to verify that the project is complete within the original design submitted. Status is unsure at this time.

On Lot 47 a shed was moved in and placed within sight of the street. The occupants were contacted and the shed was moved to a location behind the house and out of sight. An ARF was submitted on the 14<sup>th</sup> of this month, however, it has not been received at this time. The lot is a rental and the ARF is probably going to be submitted by the management company.

Discussion ensued about whether or not Casitas are allowed and how to begin the process. Discussion suggested that owners begin with Pima County and find if the zoning allows that sort of structure and what is entailed in the rules concerning a permanent structure used for guests, not permanent living quarters. It is the obligation of homeowners to obtain all the proper permits and inspections from the county, as well as submitting an ARF to the ACC committee.

**ACTION IN LIEU:**

The August 22<sup>nd</sup> meeting minutes were approved unanimously in Lieu and are posted on the web site.

**DESIGN GUIDELINE CHANGES AND SURVEY RESULTS:**

**1) Removing dead growth and suckers from trees should be a yard maintenance requirement?**

Community vote: Yes: 43; No: 22, Don't care: 6

Motion: Should removing dead growth and suckers be a yard maintenance requirement? Ozzie Nelson; Seconded: Jill Chamberlain

It was established that this is already implied in the CCR's Section 10.17, but will continue to be a "watch item" for site tours and will not be adopted into the Design Guidelines. Motion withdrawn.

**2) Should side yards and back yards be a maintenance requirement?**

Motion: Should side yards and back yards be a maintenance requirement? Ozzie Nelson; Seconded: Jill Chamberlain.

Community vote: Yes: 25; No: 39; Don't care: 3

Side yard maintenance is covered in the Design Guidelines Section III, Paragraph R. The community vote indicates the majority felt their backyards were a private issue; therefore this will not be adopted into the Design Guidelines. **Side yards will continue to be maintained according to the rules already existing in the Design Guidelines.**

**3) Allow a 10 foot expansion of the existing driveway?**

Community vote: Yes: 51; No: 12; Don't care:7

**7) Allow a secondary parallel driveway for rear yard entry.**

Community vote: Yes: 56; No: 9; Don't care: 6.

**5) Allow a "T" space or turnaround space in driveways.**

Community vote: Yes: 42; No: 18; Don't care; 10.

Motion: To adopt all **three** driveway suggestions into the Design Guidelines. Ozzie Nelson; Seconded; Jill Chamberlain

Discussion ensued.

Motion: To adopt all three proposals into the Design Guidelines as a package that will allow parallel driveways; allow "T" spaces or turnaround space; allow a ten foot expansion of existing driveways.

Ozzie Nelson; seconded Jill Chamberlain; passed

Mr. Nelson will follow up with the county as to the discussed issue of access to the street.

**4) The aggregate square footage for outbuildings should be raised from 1000 to 2000 square feet.**

Community vote: Yes: 45; No: 8; Don't care: 6

Motion: Raise the aggregate square footage for outbuildings from 1000 square feet to 2000 square feet.

Ozzie Nelson; Seconded, Bonnie Dukes. Approved by split vote: Yes 4, No 1.

Design Guidelines shall be modified that no outbuilding shall exceed 1000 square feet; the remaining square footage to be used amongst and within the construction of other smaller structures on the same lot. Smaller secondary outbuildings will be approved on a case-by-case basis.

**7) Expand the paint scheme to allow garage doors to be painted the color of the body of the house, the bump-out colors, or a combination of the two.**

Community vote: Yes: 55 No: 8 Don't care: 6.

Motion to expand the paint scheme to allow the above paint colors on garage doors.

Motion amended to read: Garage doors shall be painted in a solid paint scheme, either the trim color, or the body color, combining paint colors shall be prohibited; and excluded colors are **Cottage White** and **Baja White** to avoid having white garage doors.

Ozzie Nelson; seconded by Jill Chamberlain; passed unanimously.

**8) Modifications must be made without affecting drainage patterns.**

Community vote: Yes: 43; No: 17; Don't care: 6.

The ARF form will be modified to reflect this statement and emphasizing that homeowners are responsible for not affecting the drainage patterns of the community and, if so doing, may require a FPUP (Floodplain Use Permit) and approval by the Pima County Regional Flood Control District.

Motion: Ozzie Nelson, seconded Bonnie Dukes; approved unanimously.

**9) Add a clarification of what an outbuilding/building (four walls and a roof and a floor).**

Community vote: Yes: 48; No: 14; Don't care: 8

An outbuilding/building is to be considered a structure with four walls, a roof and a floor. That structure is not to exceed 1000 square feet in floor cover. All other structures within the same lot will be considered outbuildings, and will be considered in the total aggregate square footage limit of no more than 2000 square feet under roof.

Motion: Ozzie Nelson; seconded Jill Chamberlain; passed unanimously.

**10) Should the Design Guidelines contain a footnote that the county and state rules supersede the HOA Design Guidelines in all cases?**

Community Vote: Yes: 55; No: 9; Don't care: 7

After much discussion the Board decided to table this issue until a time in the future when it can be reworded to reflect the best interests of the community standards.

New Business

- Motion to hold another meeting in October: Jill Chamberlain; seconded by Bonnie Dukes; approved unanimously. Day and date to be determined and at which time we will finish the Design Guideline changes.
- Motion to adjourn: Bonnie Dukes; seconded Isaac Canez.

Bonnie Dukes, Secretary  
SVEHOA