

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

**Date:** November 13, 2014  
**Time:** 6:00 PM  
**Location:** Mission Branch Library Conference Room

**CALLED TO ORDER:** 6:00 PM

**Board of Directors Roll Call:**

**Present:**

Ozzie Nelson, President  
Jill Chamberlain, Vice-President  
Catherine Gordon, Treasurer  
Bonnie Dukes, Secretary

**Absent:**

Dan Brees, Director at large

**Quorum:** Quorum is met with four (4) directors present

**Homeowner input:**

Homeowners were allotted three minutes each to address the board. No homeowners sought to address the board.

**Approval of August 28 meeting minutes:**

Motion by Ozzie Nelson, second by Jill Chamberlain, approved unanimously.

**Agenda items:**

**New management contract discussion:**

The board received a termination notice from Cadden Community Management Company on 28 October stating that the current finance-only contract would end on 30 November; however, an extension through to 31 December was offered, with board approval.

A follow-up e-mail was sent to John Price, Cadden Project Manager by the board president on 4 November stating that with the holidays fast approaching, that an extension through December might still be unrealistic for a smooth transition to occur between Cadden and a new management agent. John Price agreed and offered an extension through 31 January 2015, again with board approval.

Motion made by Ozzie Nelson to accept Cadden's offer to extend the contract with Cadden Management until January 31, 2015, seconded by Jill Chamberlain, passed unanimously.

A proposal was made by the board president for the homeowner's to approach Cadden via an informal Homeowner's Committee formed by homeowner's present at the meeting. The homeowner's, however, stressed that it should be the board, not the homeowner's who should contact Cadden and speak directly to the owner, Mike Cadden and ask for a 6-month extension to the current finance-only contract. A motion was made by the board to seek a 6-month contract extension; the motion passed unanimously.

Discussion continued using requirements from the original Cadden full-support contract to serve as an entry set of requirements for the new management agent. These requirements were brought to the board by a board-homeowner's committee approved at the 30 Oct board meeting.

Motion made by the board to allow the board-homeowner's committee to initiate contact with the AACM (Arizona Association of Community Managers) website and ask for bids for a new management agent. The motion passed unanimously.

**Motion to accept 2014 budget for 2015.**

Because of fiscal uncertainties with the costs of a new management agent, the board made a decision to use the 2014 budget as the initial 2015 budget, with the understanding that it may need to be updated after a new agent is under contract. Consequently, it was also decided to keep the 1QCY2015 assessment at \$25, and revise it for subsequent quarters, as necessary. Motion by Jill Chamberlain, second by Catherine Gordon, passed unanimously.

**Proposed changes to Design Guidelines:**

Four proposed design guideline changes that were favorably received as presented by the Architectural Control Committee (ACC) were:

1. Section B. Garages, Driveways and Parking/Storage of Vehicles, (2) Driveways: to allow the expansion of existing driveways to accommodate additional vehicle parking. In addition, this section would be expanded to allow for the construction of a second, parallel driveway, on the homeowner's side yard between a gated wall out to the street. The driveway surface must be concrete and not exceed the width of the walled gate entry.
2. Section B. Garages, Driveways and Parking/Storage of Vehicles, (3) Parking/Storage of Vehicles, (b) (1) (i): to require that woven mesh be sufficient to obscure the backyard when looking through the fence.
3. Section B. Garages, Driveways and Parking/Storage of Vehicles, (4) Guest Parking: to allow short-term parking on side yards. Short-term parking is defined as a period not to exceed two days.

4. C. Mechanical and Solar Equipment: delete the requirement that states that “Any solar equipment installed shall be integrated into the design of the building and properly screened from front view”. Rationale: Home owner associations cannot restrict the installation of solar energy devices. As such, solar equipment is installed using the most energy efficient design when installed on roof tops. As such, and depending on the orientation of the home, it may not always be possible to screen solar devices from front view.

In addition to the above, other changes were proposed however these were determined not to be what the community cared to change. No decisions made. More discussion to follow at a future meeting.

**Motion to adjourn:** Ozzie Nelson, second Bonnie Dukes.

**Adjournment at 7:50 PM**

**//signed//**

**Bonnie Dukes**

**SVHOA BOD Secretary**