

STAR VALLEY HOMEOWNERS ASSOCIATION

Board of Directors Meeting

Date: April 8, 2010

Time: 6:30 PM

Place: Ryan Airfield Conference Room (Tucson Airport Authority Building)

Call To Order:

The Star Valley Board of Directors meeting was called to order at 6:30 PM.

Announcement: In the homeowner input section, there will be speaker cards for the homeowners to fill out. Then, the Board will call on them one at a time. Two rules, one the Board is not going to talk about anything outside the confines of Star Valley and second, the Board will not debate with any homeowner and will address their issues at the appropriate time.

Roll Call:

Dave Blankenbaker Vice President

Dan Brees Secretary

Marc Borom Treasurer

Jim Williamson Director at Large

Absent:

Brian Scott President

Cadden Community Management:

Cindy Borquez, Community Association Manager

Heidi S. Sample, Minute Taker

Quorum: Three (3) Board Members present are required to conduct a meeting

Homeowner Input: 15 minutes, 3 minutes per Homeowner

- Jeanne Brees
 - Mrs. Brees has concerns about the weeds and is wondering if anything is going to be done?
- Gene Hugelen
 - Wanted to let the Board know that some homeowners still have temporary structures on their property.
- Dick Curtin
 - Can we change the time of the meeting due to the sun? The Board's recommendation is to take the long way away around to avoid having to look directly into the sun. Dan Brees noted that the problem would no longer exist by the next meeting, but that it would reoccur every six months.
- Jill Chamberlain - Weeds
 - If the Board has enough money in their budget, please consider removing the weeds on foreclosed properties.

Approval of Minutes:

The minutes of the February 18, 2010 Board of Directors Meeting were approved through an action-in-lieu, on March 18 2010.

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Officer Reports:

- President's Report: *Brian Scott*
 - None at this time.
- Treasurer's Report: *Marc Borom*

Operating	Reserve	Delinquent	Prepaid
\$9,629.41	\$24,995.85	\$8,258.94	\$790.63

- The Association is doing pretty well overall.

MOTION: To approve the treasures report. The motion was seconded and **PASSED** unanimously.

Manager's Report: Copies of the report had been given to the Board.

A copy of the report is attached at the end of the minutes.

Committee Report: *Ray Perry, Committee Chairman*

- ACC – Sent a copy of the ACC report to the Board.

Old Business:

- **Basin Report:** Marc Borom updated the homeowners regarding the basin issue.
 - Dr. Borom reported that he had spoken with Joe Cesare today for about fifteen minutes. Cesar promised that he would get back to Dr. Borom with the results of his lawyers assessment of the documents by the end of next week.
- Set the terms of Board Members:
 - One year term ending in 2011 –
MOTION: That we appoint Jim Williamson for the one year term.
Motion was seconded and **PASSED** 3 Yes votes and Jim Williamson voted No
 - Two year terms ending in 2012
Brian Scott and Dan Brees volunteered to accept these terms.
 - Three year terms ending in 2013
Marc Borom and Dave Blankenbaker volunteered to accept these terms

New Business:

- Monthly Meetings: Do we want to move to bi-monthly Board meetings?
 - It is going to lower the monthly fees by \$100.00.

MOTION: That we go to bi-monthly meetings starting the second Thursday of June 2010.
The motion was seconded and **PASSED**. Three (3) yes votes
Jim Williamson voted No

- Contract addendum with Cadden Community Management:
The addendum SAVING \$100.00/MTH FOR BI-MONTHLY MEEETINGS was signed by Dave Blankenbaker.

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- Question regarding Officers terms:

MOTION: To have the terms of the present directors continue until the annual meeting in 2011. The motion was seconded and **PASSED** three Yes votes
Jim Williamson voted No

Adjournment:

MOTION: To adjourn the Star Valley Estates Board of Directors Meeting was seconded and **Passed** unanimously.

Meeting was adjourned at 7:14 PM

Next Meeting:

The next Star Valley Estates Board of Directors meeting is scheduled for June 10, 2010.

APPROVED

STAR VALLEY HOMEOWNERS ASSOCIATION

Manager's Report

By: Cindy Borquez

Star Valley Estates HOMEOWNERS ASSOCIATION

Board of Director's Meeting

DATE: April 09, 2010

Items Completed:

- Site tour completed on March 11, 2010, and letters were sent to homeowners
- Letter sent to lot 122 (see attachment to executive meeting packet)
- Fielded phone calls and email from Board and homeowners
- Sent delinquent homeowners reminder notices
- Since the date of the meeting has moved closer to the first of the month financials will be late
- Prepared Board of Directors packets for meeting on 04.01.10