

# STAR VALLEY HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING

### MINUTES

**DATE:** August 12, 2010  
**TIME:** 6:30 p.m.  
**PLACE:** Ryan Airfield Conference Room in the Tucson Airport Authority Building

**Homeowner Input:** 15 minutes, 3 minutes per Homeowner

Twelve homeowners present. **Homeowners wishing to speak are requested to submit a card stating their name and the subject on which they wish to speak.**

Mr. Curtin asked why the weeds on the outside of the basin area have been allowed to grow. Mr. Borom stated that he has contacted the county to have the weeds removed and that the area around the basin is not the responsibility of the HOA. Mr. Blankenbaker stated that the 40 foot drainage channel that runs parallel to Ironstone belongs to the county.

#### ROLL CALL:

Dave Blankenbaker	- Vice President	Present
Jim Williamson	- Secretary	Present
Marc Borom	- Treasurer	Present
Dan Brees	- Director at large	present
Brian Scott	- President (Resigned July 21, 2010)	

**MANAGEMENT:** Cindy Borquez, Community Association Manager  
Maria Solis, Minute Taker

**QUORUM:** Three (3) Directors are required to conduct a meeting; QUORUM was met with four directors present.

**CALL TO ORDER:** 6:30 PM

#### MINUTES:

The June 2010 minutes were approved by action in lieu on July 7 2010, see attached;  
The April 2010 Minutes have not been approved as of the date of this meeting.

#### OPEN BOARD POSITION

Mr. Dan Harper and Ms Jill Chamberlain volunteered to fill the open Board position.  
Mr. Blankenbaker stated that Jill Chamberlain was not eligible to serve on the board because of the new rule that was put into place March 2010 stating that recalled board members are restricted from serving on the board for one year after the recall.

Motion: Mr. Williamson moved to table filling the open board position until legal advice could determine, if the rule that states “if a board member is recalled they are not eligible to serve for one year”, can be applied retroactively since the recall was in November 2009 prior to the passage of the rule.  
Motion failed due to the lack of a second.

Motion: Mr. Borom moved to accept the list of Volunteers including both Dan Harper and Jill Chamberlain;  
Seconded by Mr. Dan Brees Vote: passed unanimously.

Motion: Mr. Borom moved to have Dan Harper appointed to the Board to fill the open Board Position.  
Seconded by Mr. Brees. Vote: Three (3) Yea’s [ Blankenbaker, Borom, Brees], One (1)Nay [Williamson]

Motion: Mr. Williamson moved to appoint Dan Brees President (Mr. Brees Declined)

Motion: Mr. Borom moved to nominate Dave Blankenbaker as President; Seconded by Mr. Brees; VOTE: four (4) Yea’s and one (1) Nay [Williamson]

Motion: Mr. Williamson moved to nominate Dan Brees as Vice President; Dan Brees declined nomination.

Motion: Mr. Brees moved to nominate Dan Harper for Vice President ; Seconded by Mr. Blankenbaker; Vote Four (4) Yea’s and one abstained [Williamson] Mr. Williamson felt that before Mr. Harper takes on the position of vice –president he should receive some type of training on HOA laws.

#### OFFICER REPORTS:

- President – No report at this time
- Treasurer Report

Operating	Reserve	Delinquencies	Prepaid
16,077.09	\$25,016.78	\$9,521.58	\$605.52

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- Treasurer presented a proposed budget for 2011

**MANAGER’S REPORT:** Written report submitted and attached

#### COMMITTEE REPORTS:

- ACC report

June 2010					
Lot #	Request Date	ACC Receive Date	Response Date	Request	Resolution
28	6/1/2010	6/1/2010	6/9/2010	Add to sidewalk, add concrete slab & pony wall in front of house.	APPROVED
16	6/11/2010	6/11/2010	6/15/2010	Metal cover (Ramada)	APPROVED

July 2010					
Lot #	Request Date	ACC Receive Date	Response Date	Request	Resolution
82	6/23/2010	6/24/2010	7/9/2010	Build RV,Car,Boat Shade	
				Port.	APPROVED
115	7/20/2010	7/20/2010	7/24/2010	Build TUFF Shed	APPROVED
115	7/20/2010	7/20/2010	7/24/2010	Pour Concrete Walkways	APPROVED

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#### OLD BUSINESS:

- Discussed lots that were in continued violations
- MOTION:** Mr. Williamson moved that the owner of Lot 142 be invited to a hearing prior to any board action; seconded by Mr. Borom. VOTE: passed unanimously.

#### NEW BUSINESS:

- SETTING OF MEETING CALENDAR:**
- MOTION:** Mr. Borom moved to have remaining meetings for 2010 on Oct 14, and in November 2010, with the meetings for 2011 to be held in Jan., Feb., March (freebie annual), May, July, Sept, and Nov. 2011. Seconded by Dan Harper.
- AMENDMENT:** Dan Harper moved to amend the motion to accept the schedule as presented with the exception that the Feb. 2011 meeting be deleted from the schedule; Seconded by Dan Brees. VOTE: Amended motion passed unanimously.
- D & O Insurance, Mrs. Borquez reported that the insurance premium was paid this on August 05, 2010.
- It was announced that Income Taxes are due in March, and property taxes are due in September.
- Website**
  - MOTION:** Dave Blankenbaker moved to delete advertisement for Lantz Weed Control from the "LINKS" section of the website; Seconded by Marc Borom; Discussion ensued. VOTE one yea (Dave Blankenbaker) and four (4) Nay's – Motion Failed.
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  - MOTION:** Mr. Dave Blankenbaker moved to remove the link to Star Valley Coalition; Seconded by Dan Harper. Discussion ensued with input from some homeowners. VOTE: two (2) Yea's [Blankenbaker and Harper] Three (3) Nay's [Williamson, Borom and Brees] – Motion Failed.
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  - MOTION:** Mr. Blankenbaker moved to remove the 2009 HOA survey from the website ; Seconded by Mr. Brees VOTE: passed unanimously.
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  - MOTION:** Mr. Borom moved to place a disclaimer on the Star Valley Estates website stating that links on the website are for information only, and that the HOA neither supports nor endorses any organization or company; Seconded by Mr. Brees. VOTE: passed unanimously.

- **WEED CONTROL**

- **MOTION:** Dan Harper moved that only the Star Valley area of responsibility will be sprayed and/or maintained; Seconded by Mr. Blankenbaker. Discussion ensued. VOTE: Two (2) Yea's [Blankenbaker and Harper]. Three (3) Nay's [Brees, Borom and Williamson] – Motion Failed
- **MOTION:** Mr. Borom moved to hire someone to remove the weeds from the curbside area of lots 151, 152 and 61) followed by application of pre and post emergent chemicals by Lantz. After completion of the cleanup and spraying, the appropriate agency and lot owners responsible for maintenance of the roadside area will be notified that they will be responsible for maintenance of their areas in the future. Seconded by Mr. Jim Williamson; VOTE: Four (4) Yea's one (1) Nay [Dave Blankenbaker] - Motion Passed.

- **HIRING A LAWYER**

**MOTION:** Mr. Blankenbaker moved to provide up to \$2500.00 to hire a lawyer for Lot 151 due to SVA unresponsiveness; Seconded by Dr. Borom; During discussion Jim Williamson pointed out that the CC&R's section 11.1.1 state the homeowner association may not commence a legal proceeding or action without the approval of 2/3 homeowners.

AMMENDMENT: Mr. Blankenbaker amended the wording of the motion to allow up to \$2500.00 for legal advice regarding Lot 151; Seconded by Marc Borom; VOTE: Three (3) Yea's [Blankenbaker, Borom and Harper]. Two (2) Nay's [Brees and Williamson] - Motion Passed.

- **ADJOURNMENT:**

**MOTION:** Dan Brees moved to **adjourn**; Seconded by Borom. VOTE: PASSED unanimously.  
Meeting adjourned at 8:15 PM.

**NEXT MEETING: Proposed Oct. 14, 2010**

**From:** [Jim Williamson](#)

**To:** [Marc Borom \(aol\)](#)

**Cc:** [Blankenbaker Dave](#) ; [Brees Dan](#) ; [Brian Scott](#) ; [Jim Williamson](#) ; [Marc Borom aol](#)

**Sent:** 07/07/2010 3:20 PM

**Subject:** Action in lieu June 2010 minutes

Attached are the minutes from the June 2010 Board meeting. I used the version that Marc made changes to that I had sent out on Jun 19 2010. I did make a few correction and they should show up in green text.

Please forward not Reply in the following order Jimmie - marc - Dave - Dan - Brian - Jimmie

This is an action in Lieu to approve the June 2010 Regular Meeting Minutes:

Jimmie	Yes
Marc	Yes
Brian	yes
Dave	yes
Dan	Yes

This is an action in Lieu to approve the June 2010 Executive Meeting Minutes:

Jimmie	Yes
Marc	Yes
Brian	yes
Dave	yes
Dan	Yes

Jim Williamson  
Secretary  
SVE HOA

Manager's Report

By: Cindy Borquez

**Star Valley Estates**  
**HOMEOWNERS ASSOCIATION**

Board of Director's Meeting

**DATE: July 12, 2010**

**Items Completed:**

- Site tour completed on June 8 and July 5 , 2010 letters and post cards sent to homeowners
- Fielded phone calls and email from Board and homeowners
- Prepared draft of 2011 Budget, discussed with Treasurer
- Pre collections letters sent to the following lots
  - Lot 030 – homeowner called and requested payment plan
  - Lot 122 – See executive agenda
  - Lot 135 – Paid account before the letter was sent
- Researched following accounts for write off's
  - Lot 001 – Bank owned
  - Lot 036 – sold no previous amount
  - Lot 066 – previous owner amount paid
  - Lot 148 – Sold no previous amount
- Continued violations
  - Lot 118 – weeds, homeowner called no longer owns home, owner still on recorders page, no foreclosure notice to date
  - Lot 142 - Weeds
- ARC
  - Lot 116 – structure was approved
- Postage – postage is not put in CCM account funds are sent directly to the postage company for credit on account. Postage is tracked by finance.
- The cost of copies will be the only administration change for 2011, cost will be \$.12 per copy
- Prepared Board of Directors packets for meeting on 08.12.10