

Star Valley Homeowners Association

DRAFT

Board of Directors Meeting Minutes

Date: January 21, 2010

Time: 6:30 PM

Place: Santa Cruz Lutheran Church

Call to Order:

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

Homeowner Input: (15 minutes, 3 minutes per homeowner)

- Introduction of the Board members
- Homeowner, Gene Hugelen introduced the Board to what a tag looks like. Gang members leave behind tags before they go into a neighborhood to vandalize to assess neighborhood security. Hugelen will make sure to remove all the tags that he sees and ask that everyone else do the same.
- Hugelen noted that there is graffiti on the signs and utility boxes. If the Board provides the paint, Hugelen offered to repaint them.
- Dan Harper expressed concern about traffic entering and leaving Timberleaf through the wash at the end of the street. Something needs to be done to prevent this traffic. Discussion ensued.
- Devon Vaughn said that she had written to board concerning the vandalism and break-ins on Adams Gate, and had received several responses. The homeowners were wondering if something can be placed on the website to spread the information to the community along with a place where the homeowners can report such problems.
- Neighborhood watch needs to be installed.
 - The Board is going to re-establish a newsletter and discuss the possibility of neighborhood watch.
- How much was spent on the lawyer?
 - The amount spent for recall attorney fees were \$2,541.04

Roll Call:

Dave Blankenbaker	Vice President
Marc Borom	Treasurer
Dan Brees	Secretary
Jim Williamson	Director

Absent:

Brian Scott	President
-------------	-----------

Management:

Cindy Borquez, Community Association Manager
Heidi S. Sample, Minute Taker

Quorum: Three (3) Directors are required to conduct a meeting.

Approval of Minutes:

MOTION: To approve the December 17, 2009 Board of Directors meeting minutes. The motion was seconded and **PASSED** unanimously.

Star Valley Homeowners Association

DRAFT

Officer Reports:

- President's Report
 - Not at this time
- Treasurer's Report:

Operating	Reserve	Delinquent	Prepaid
\$7,027.45	\$24,985.04	\$7,349.26	\$2,205.38

MOTION: To accept the Treasurer's report. The motion was seconded and **PASSED** unanimously.

Manager's Report: Cindy Borquez

- Report located in the packet.
- A homeowner asked Cindy how she does her site tours.
 - Discussion ensued.
- A homeowners asked Cindy how she handles past due notices.
 - Cindy acknowledged that she had sent out delinquent notices in error and she apologized.
- A homeowner asked Cindy if she knew how many vacant houses are in the neighborhood.
 - Not at this time, discussion ensued.

Committee Reports:

- ACC
 - No architectural requests had been submitted in Jan.

Old Business:

- Basin
 - Marc Borom announced that he Pima Flood Control District had provided a revised letter stating more specifically, the conditions of acceptance of the Psomas hydrological survey.
 - Lot 151 - Submitting a quitclaim deed for lot 151 for approval by Cesare requires an action from the Board. Discussion ensued.

MOTION: Move that the Board of Directors, consistent with Section 5.3 of the CC&Rs of the Association,

- 1) **Declare that lot 151, being a minor portion of our original Common Area, is now immaterial, of little value, and/or a burden to the Association, and**
- 2) **Authorize the appointed contact board members to file a quitclaim deed to transfer title to Joe Cesare or SVA or Pima County Flood Water Control District or to whomever will accept it.**

The motion was seconded. Discussion ensued.

The motion was **PASSED** with a three to one vote (Jim Williamson voted in the negative).

- Renegotiation with Cadden Community Management for a reduction of services:
 - Two site tours a month, go down to one site tour and save \$200.00, or reduce both site tours and save \$300.00. Discussion ensued.

Star Valley Homeowners Association

DRAFT

MOTION: To have Cadden when agreed upon effective date, reduce site tours down to one tour a month, as soon as practical, looking at February 1st. The motion was seconded and **PASSED** unanimously.

- Agenda item for next month:
 - Stratford Management proposal

- Restructure of the ARC:

MOTION: That the appointment of Board ARC representative should be removed from the agenda. The motion was seconded and **PASSED** unanimously.

- Appoint Board representative/liaison to the ARC, discussion ensued.

- Authorization signatures for Association bank actions:

MOTION: Move the Association reserve funds from Vantage West Bank to a dual signature account. The motion was seconded and **PASSED** unanimously.

New Business:

- Reallocation of funds for the 2010 budget:

- Lower the assessment due to the once a month site tour.

MOTION: To table the reallocation of funds until the basin issue is clarified. The motion was seconded and **PASSED** unanimously.

- Rules & Regulations:

- Proposed changes read and explained to the homeowners present. Discussion ensued.

- Bylaws :

- Proposed changes read and explained to the homeowners present. Discussion ensued.

Motion: To accept that the Board will serve their full terms and at the next meeting clarify the terms of the Board that was elected in November, 2009. Furthermore, the Board will notify the homeowners that there will not be an election in the 2010 Annual meeting. The motion was seconded and **PASSED** with a three to one vote. (Jim Williamson voted in the negative).

Adjournment:

MOTION: To adjourn the Board of Directors Meeting at 8:22 PM. The motion was seconded and **PASSED** unanimously.

Next Meeting:

The next Star Valley Board of Directors meeting is on February 18, 2010, at the Santa Cruz Lutheran Church.

Star Valley Homeowners Association
DRAFT

Manager's Report

**Star Valley Estates
HOMEOWNERS ASSOCIATION**

By: Cindy Borquez

Board of Director's Meeting

DATE: **January 14, 2010**

Items Completed:

- Site tour completed on December 17, 2009 and January 7, 2010 letters sent to homeowners
- Sent out quarterly assessment statements
- Letters sent to:
 - Lot 014 Frame in back yard
 - Lot 131 ARC Approval
- Pre Collection letters to homeowners. After returning from vacation I failed to send letters in a timely manner. I spoke to President and he allowed me to send the letters to homeowners with a new deadline date of February 12, 2010.
- Fielded phone calls and email from Board and homeowners
- Sent delinquent homeowners reminder notices
- Prepared Board of Directors packets for meeting on 01.21.10