

# STAR VALLEY HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING

### MINUTES

**DATE:** June 10, 2010

**TIME:** 5:45 p.m.

**PLACE:** Ryan Airfield Conference Room in the Tucson Airport Authority Building

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

Five homeowners present.

-Lynn Marinelli, the new owner of lot 35 wants to know if anything can be done about the weeds at the Vacant home (Lot #036); what does the association do about weeds under these circumstances? Mrs. Borquez explained the process for handling weed violations. She also gave examples on how other communities deal with weeds on lots with vacant homes. Discussion. **(the board will try and make this an Agenda item for August)**

-Jill Chamberlain asked about the Weeds around the basin area. Discussion ensued on making weed spraying automatic **(the board will address this under new business in tonight's meeting)**

-Dan Rohler complimented the Board on the newsletter.

**ROLL CALL:** Brian Scott- President (present)  
Dave Blankenbaker – Vice President (absent)  
Dan Brees – Secretary (absent)  
Marc Borom – Treasurer (present)  
Jim Williamson – Director at large (present)

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

**QUORUM:** Quorum requirements were met with 3 directors present (see above).

**CALL TO ORDER:** 6:41 PM by Brian Scott

**MINUTES:** Approval of the April 8, 2010 Minutes.

**MOTION:** To approve the Board Meeting Minutes from April 8, 2010 as written; no second on the motion.

**MOTION:** To table approval of the Board Meeting Minutes from April 8, 2010; seconded and PASSED with 2 in favor and 1 opposed (The board will ask the secretary to review the tape recording from the April meeting).

#### **OFFICER REPORTS:**

- President – No report at this time
- Treasurer

Operating	Reserve	Delinquencies	Prepaid
\$11,746.16	\$25,008.43	\$9,169.21	\$579.75

- MOTION: To accept the Treasurer's Report as presented; seconded and PASSED unanimously.

**MANAGER'S REPORT:** See attachment

**COMMITTEE REPORTS:**

- ACC –

- |  |
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| <ul style="list-style-type: none"> <li>• 1 approval for April lot 134 - painting</li> <li>• 1 approval for May lot 065 - building of a Ramada</li> </ul> |
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- Yard Sale – Yard Sale Chairman was not present at this meeting. Mr. Williamson recommend setting dates and leaving them consistent from year to year (April and October) (**The Board will try and make this an Agenda item for August**)

**OLD BUSINESS:**

**Monthly dues reduction of \$2.24 a month.**

- MOTION: To apply a monthly dues reduction of \$2.24 a month, (new dues would be \$13.49 per month; 40.47 per quarter starting the 4<sup>th</sup> quarter) with this representing the savings in Management contract (\$3600 per year) and the elimination of meeting location rent (\$420 per year); seconded and discussed; PASSED with 2 in favor and 1 opposed.

**NEW BUSINESS:**

**Prepaid Postage billing**

Mrs. Borquez informed the Board that Cadden will be changing their requirement for collection of postage.

- MOTION: To notify Cadden that they are required to provide a 60 day notice period before changes are made (Management contract Attachment A pages 12 and 13); seconded and discussed; PASSED unanimously. (The Board President will forward the Board's concerns to Mrs. Borquez, and she will forward those concerns to the appropriate parties at Cadden.

**Weeds around the basin area.**

- MOTION: To authorize Lance Weed Control to spray the area around the basin (pre and post emergent) in December and June; seconded and discussed; PASSED unanimously.

**Minutes change and website updates.**

- Minute's changes and website updates current process is not working,
- MOTION: To remove Mr. Brees as Secretary of the association; seconded and PASSED unanimously.
- MOTION: To appoint Mr. Williamson as Secretary of the association; seconded and PASSED unanimously.

- Mr. Williamson will send minutes to all Board members for review. There will be time frames set for review and suggested corrections. The Secretary will also send the corrected minutes back to the Association Manager, and be the liaison between the Board and the website master.

#### **Letter to Cesare from the Previous Board**

To post letter to Cesare written by previous board. This letter is already posted, see August 2009 regular meeting minutes: the letter is present as attachment #7.

#### **To amend Feb. minutes**

- MOTION: to amend February minutes by adding a letter that was sent to Cesare as an attachment; seconded and discussed; PASSED unanimously.
- MOTION: To consider changes to February Minutes (modify to correct inaccuracies); this motion was not supported with a second.

#### **To assign a board member as liaison to the Architectural Control Committee (ACC) and remove Pat Linn**

- MOTION: To assign a board member as liaison to the ACC and remove Pat Linn; seconded. Discussion ensued. MOTION was withdrawn.

#### **Quit claim deeds**

- MOTION to file quit claim deed on lots 61 and 152; MOTION withdrawn after discussion (Board reviewed previous minutes from January 2010, where approval had already been given)
- MOTION to notify Cesare that quit claim deeds on lots 61 and 152 will be filed with the assessor's office; seconded and PASSED unanimously.
- MOTION to notify Cesare that quit claim deeds on lots 61 and 152 have been filed with the assessor's office and the Board will proceed with weed control; seconded and PASSED with 1 abstention due to redundancy by Mr. Williamson and 2 in favor.

#### **ADJOURNMENT:**

**MOTION:** To adjourn at 8:02 PM; seconded and PASSED unanimously.

#### **NEXT MEETING: August 12, 2010**

#### **Possible Future Agenda Items:**

- How to handle weeds on vacant lots
- Setting Dates for future Yard Sales
- Prepaid Postage rates
- Approval of the Board Meeting Minutes from April 8, 2010
- How to handle certain items in Executive Session verses the regular Board Meeting.
- Will the Board set new Board meeting start times.
- Scheduling hearings (This is from Executive Meeting)

## ATTACHEMENT

Manager's Report

By: Cindy Borquez

### Star Valley Estates HOMEOWNERS ASSOCIATION

Board of Director's Meeting

**DATE: June 4, 2010**

**Items Completed:**

- Site tour completed on April 15 and May 13 , 2010 letters sent to homeowners, 2 hearing notices sent for vehicle violations
- Fielded phone calls and email from Board and homeowners
- Statements prepared to be mailed, permission from Board to mail newsletter with statements
- Sent Bank rates to Treasurer upon request
- Prepared Board of Directors packets for meeting on 06.10.10