

# STAR VALLEY HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING

### MINUTES

**DATE:** November 18, 2010  
**TIME:** 6:30 p.m.  
**PLACE:** Ryan Airfield Conference Room in the Tucson Airport Authority Building

**Homeowner Input:** 5 homeowners present; there was no input during this time.

#### **CALLED TO ORDER: 6:30 PM**

**ROLL CALL:** Dave Blankenbaker – President (present)  
Jim Williamson – Secretary (present)  
Dan Harper – Vice President (present)  
Marc Borom – Treasurer (present)  
Dan Brees – Director at Large (absent)

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

**QUORUM:** Three (3) Directors are required to conduct a meeting; quorum is met with 4 members present.

**MINUTES:** Approval of the October 14, 2010 Regular Meeting Minutes; Discussion ensued.

MOTION by Mr. Blankenbaker to approve the October 14, 2010 Regular Meeting Minutes seconded by Mr. Harper; and PASSED with 3 in favor and one opposed (Mr. Williamson) Mr. Williamson is opposed to the approval of the minutes because he feels some of the detail included may open the Association up to liability over misspoken statements.

MOTION by Mr. Williamson to approve the October 14, 2010 Executive Meeting Minutes; seconded by Dr. Borom and PASSED unanimously. The Board did not hold an Executive meeting this month.

#### **OFFICER REPORTS:**

- President's Report
  - A call was made to Tanis Duncan (attorney) regarding the remaining basin lot. Mr. Blankenbaker is somewhat disappointed in the attorney's actions and would like to go one more month with her and then he would like to consider changing attorneys if Ms. Duncan's performance has not improved.

- Treasurer
  - Read account balances

Operating	Reserve	Delinquencies	Prepaid
\$16,219.85	\$25,029.38	\$10,163.65	\$303.40

- Discussed operating/reserve account interest; Dr. Borom did not find any banks that were offering much better interest than what the Association is already earning.
- MOTION by Mr. Harper to approve the Treasurers Report; seconded by Mr. Williamson and PASSED unanimously.

**MANAGER'S REPORT:**

- Mrs. Borquez has taken on some new assignments, and will not be continuing as the community manager for our HOA. Mrs. Thygersen will be the new manager; the Board thanks Mrs. Borquez for her service.

**COMMITTEE REPORTS:**

- ACC – The following requests were received and decisioned. See below AC report.

Lot	Request Date	ACC Date Received	Response Date	Request	Resolution
112	10/15/2010	10/15/2010	10/17/2010	Paint House	Approved
150	10/18/2010	10/18/2010	10/25/2010	Assemble Greenhouse	Approved
52	10/28/2010	10/28/2010	11/3/2010	Build Wood Patio	Approved

**OLD BUSINESS:**

- Approval 2011 Budget – MOTION by Dr. Borom to accept the proposed 2011 budget; seconded by Mr. Harper; discussed and PASSED unanimously.
- Revision to Cadden contract, amending Section VIII of the contract – MOTION by Mr. Blankenbaker to approve the revision to the Cadden contract; seconded by Dr. Borom and PASSED with three in favor and one opposed (Mr. Williamson).

**NEW BUSINESS:**

- Dave Blankenbaker to take over drive through inspections. This provides savings of \$100.00/month \$1200/yr – MOTION by Mr. Blankenbaker to take over drive through inspections to save the community money and give each homeowner a credit of \$2.01 a quarter; seconded by Dr. Borom discussed and PASSED with three in favor and one abstention (Mr. Williamson).
- Eliminate Cadden's minute taker. Savings of \$30 per month. MOTION by Mr. Blankenbaker to eliminate Cadden's minute taker and assign the minute taker duties to the Secretary of the Board; seconded by Mr. Harper discussed and the motion FAILS with all 4 member opposed.
- Survey tally for keeping or disbanding the HOA – 82 homeowners responded out of 149 homeowners; 55 in favor of disbanding the HOA and 27 say keep the HOA; discussed.

**ADJOURNMENT:** MOTION by Mr. Harper to adjourn at 7:30 PM; seconded by Mr. Blankenbaker and PASSED unanimously.

**NEXT MEETING:** January 13, 2011