

STAR VALLEY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

DATE: October 14, 2010

TIME: 6:30 p.m.

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

Homeowner Input: No homeowner input at this time.

CALLED TO ORDER: 6:33 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	(present)

MANAGEMENT:

Cindy Borquez,	Community Association Manager
Chastity Crawford,	Minute Taker

QUORUM:

Three (3) Directors are required to conduct a meeting;
Quorum is met with 5 directors present.

MINUTES:

Secretary Williamson announced that the Minutes of the August 12, 2010 Regular Meeting were approved with an action in lieu on _____.

OFFICER REPORTS:

President – phone call made to the attorney regarding the deeds., President reported that the lawyer had no new information

- Treasurer

INSERT TABLE OF ACCOUNT VALUES HERE

It was noted that some of the delinquent balances are due to the billing cycle. Homeowner Jill Chamberlain asked about the possibility of receiving a better interest on the reserve funds. Dr. Borom replied that he has looked into accounts at Wells Fargo and at Bank of America and had found no attractive interest rates and is open to suggestions. Dr. Borom agreed to look into more rates on money market accounts and will inquire into the rates in credit unions.

MOTION: Mr. Brees moved to approve the Treasurers Report; seconded by Mr. Harper and PASSED unanimously.

MANAGER'S REPORT:

See attached

COMMITTEE REPORTS:

- ACC : Mr. Ray Perry reported that no requests for architectural approval had been received since the last meeting

OLD BUSINESS:

- None at this time

NEW BUSINESS:

VOTE ON APRIL MEETING MINUTES – There has been some controversy on which version should be approved.

Discussion.

MOTION: Dr. Borom moved to accept April Meeting Minutes version [2010_04_10 April minutes_DaveB.doc]; seconded by Mr. Harper and discussed; PASSED with an amendment that the word “negative” will be replaced with the word “nay” with 4 in favor and one (Mr. Brees) opposed.

ESTABLISHING FUTURE AGENDA ITEMS: Mr. Blankenbaker asks that Board Members let him know what items they would like to discuss so they can be added to the agenda. Discussion ensued regarding the possibility of posting the agenda on the website a week prior to the meeting.

VOTE TO RELEASE OCTOBER 2009 EXECUTIVE MINUTES

MOTION: Dr. Borom moved to release the minutes of the October 21, 2009 Executive meeting, that was held at Cadden Community Management prior to the board recall, and to make them public; seconded by Mr. Harper.

Discussion ensued.

Homeowner Ray Perry asked why were these minutes being released at all. Dr. Borom replied that the reasons would become apparent once the minutes could be publicly discussed. Mr. Williamson objected to referring to the minutes as Executive Minutes since the meeting was an emergency meeting. Dr. Borom replied that the terminology used was the same as the heading on the minutes and was used to identify the document.

MOTION PASSED with 4 in favor and 1 opposed (Mr. Williamson.)

After passage of the motion, Dr. Borom read from the October 21, 2009 minutes. Legal counsel had advised the board that, since the three basin lots (lots 61, 151, and 152) were listed in the name of Star Valley Estates HOA, the board could vote the ballots associated with them in the recall election. Dr. Borom noted that since these lots were voted in the name of the HOA,

homeowners were entitled to know how the lots were voted. Three motions were made and approved to vote the basin lot ballots against the recall.

Dr. Borom asked the three members of the recalled board who were present at today's meeting (Ms. Jill Chamberlain, Ms. Pat Linn, and Mr. Jimmie Williamson), "Who physically filled out and cast the basin lot ballots?" None of the recalled board members remembered casting the ballots.

Ms. Borquez affirmed that the recall ballots associated with the basin lots were, in fact, hand delivered to Mr. Williamson at his home, and that the ballot envelopes had been received at Cadden Management, had been opened and the anonymous ballots in them had been removed and logged in as ballots received.

WAS THERE AN IMPROPRIETY IN THE NOVEMBER, 2009 ELECTION IN VOTES CAST BY RECALLED STAR VALLEY BOARD MEMBERS?

MOTION: Dr. Borom moved to discuss possible impropriety in the November 2009 election of new board members. Mr. Harper seconded.

Discussion ensued.

Dr. Borom explained that recent inspection of the ballot envelopes received for the election of the new board members revealed that ballots associated with the three basin lots had also been cast for new directors. These three ballots contained fifteen potential votes that could have been cast for multiple candidates or for a single candidate. These votes, cast without authorization or announcement, had the potential of swinging the election. **Since the recall was successful, neither the recalled board nor any group of recalled board members nor any individual recalled board member had the authority to cast those ballots. The casting of those ballots constitutes a breach of electoral procedure.**

Ms. Borquez affirmed that the basin lot ballots for the election of directors were hand delivered to Mr. Williamson at his home. She further explained that the envelopes containing the basin lot numbers had been hand delivered to the offices of Cadden Management (there was no record of who delivered them). The basin lot envelopes had been opened and the anonymous ballots in them had been removed and logged in as ballots received.

When asked who physically cast the basin lot ballots for the election of new directors the recalled board members present denied any knowledge of such voting action. Ms. Chamberlain challenged the evidence by stating that there was no proof that the opened envelopes even contained ballots. Ms. Linn claimed that she had no knowledge of whether the ballots were cast or not, but proclaimed that the board had the authority to cast them because they were cast prior to the board being recalled. Dr. Borom challenged Ms. Linn's statement as being misguided. Mr. Williamson denied any knowledge of the voting of the basin lot ballots.

Discussion continued regarding measures that have been set in place and others that should be observed to prevent casting ballots associated with common property lots.

Note: Mr. Brees left the meeting at 7:01 PM during the discussion.

MOTION is withdrawn by Dr. Borom with no vote taken.

MOTION: Dr. Borom moved to disclose information relating to this matter with the Board's approval.

MOTION dies for lack of second.

FUND POSTAGE FOR STRAW POLL FOR RETENTION/DISSOLUTION OF HOA

MOTION: Mr. Blankenbaker moved to fund a poll, regarding the retention/dissolution of the HOA, based on getting rid of all our common property, at an approximate cost of \$90; seconded by Dr. Borom.

Discussion ensued.

MOTION amended to limit cost to under \$200; seconded by Dr. Borom.

MOTION PASSED with 3 in favor and 1 opposed (Mr. Williamson.)

ESTABLISH A NOMINATION COMMITTEE CHAIRED BY A BOARD MEMBER

MOTION: Mr. Blankenbaker moved to nominate Mr. Harper to Chair the Nomination Committee; seconded by Dr. Borom and PASSED unanimously.

Dr. Borom agreed to call Adriana Smith to see if she is interested in being on the committee.

APPOINT A BOARD MEMBER TO THE ARC COMMITTEE

Discussion ensued.

MOTION: Mr. Williamson moved to table; seconded by Mr. Blankenbaker and PASSED unanimously.

INPUT ON BUDGET FOR NOVEMBER APPROVAL

Discussion: It was agreed that a copy of the proposed budget would be included in the next Board packet.

ASK FOR VOLUNTEERS FOR WEED CONTROL AROUND THE BASIN IF COUNTY DOESN'T MEET EXPECTATIONS

MOTION: Mr. Williamson moved to have Lantz Weed Control spray pre and post emergent twice a year; Mr. Blankenbaker seconded.

Discussion ensued. There was controversy over why the HOA should maintain property that does not belong to it. The responsibility should fall on Pima County and on Joe Cesare.

MOTION FAILS with 3 opposed and 1 in favor (Mr. Williamson.)

CADDEN COMMUNITY MANAGEMENT CONTRACT AMENDMENT

Contract amendments were discussed.

MOTION: Mr. Williamson moved to post the contract amendments in the newsletter; motion dies for lack of a second.

MOTION: Dr. Borom moved to appoint Mr. Williamson to negotiate the new fees with Cadden Community Management; motion dies for lack of a second.

MOTION: Mr. Blankenbaker moved to table discussion until the next meeting; seconded by Mr. Harper and PASSED unanimously.

ADJOURNMENT:

MOTION: Mr. Harper moved to adjourn the meeting.; seconded by Mr. Blankenbaker and PASSED unanimously.

Meeting adjourned at 8:27 PM

NEXT MEETING: November 18, 2010

APPROVED