

STAR VALLEY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

DATE: May 12, 2011

TIME: 6:30 p.m.

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

Homeowner Input: 4 homeowners present – no homeowner input at this time.

CALLED TO ORDER: 6:30 PM

Mr. Blankenbaker called the meeting to order and informed the Board Members and homeowners that the Meeting was being tape recorded.

ROLL CALL:

Present:

Dave Blankenbaker	President
Dan Harper	Vice President
Dan Rohler	

Absent:

Marc Borom	Treasurer
Dan Brees	

MANAGEMENT:

Kathy Thygersen, Community Association Manager
Chastity Crawford, Minute Taker

QUORUM:

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

MINUTES:

Approval of the January 13, 2011 Board of Directors Meeting Minutes:

MOTION by Mr. Blankenbaker to approve the January 13, 2011 Board of Directors Meeting Minutes;

SECONDED by Mr. Harper and
PASSED unanimously.

OFFICER REPORTS:

➤ President

- Lawyer (Tanis Duncan) has been terminated due to billing questions and a lack of response. There has been a total of \$687.50 billed and we are now done using Tanis Duncan.
- A meeting will be scheduled with Caesar when he returns, without attorneys.
- Mr. Blankenbaker has some suggestions to deal with Lot 151 that will be discussed at a later time.
- Airport authority will be requiring a deposit (amount unknown at this time) to use the meeting room. The key will need to be picked up the Tucson International Airport the day of the meeting and will need to be returned the following morning to the Tucson International Airport. This change is being made for security reasons but the date of the change is unknown at this time. Mr. Harper works near the Tucson International Airport and has

volunteered to pick up and drop off the key.

MOTION by Mr. Harper to approve a key deposit within reason so a check can be cut to Tucson Airport Authority when needed;
SECONDED by Mr. Blankenbaker and
PASSED unanimously.

- Treasurer - no report at this time due to Dr. Borom's absence. He will be returning the 23rd. No account balances were read.

Manager's Report

- Please refer to attached report

COMMITTEE REPORTS:

➤ **ACC:**

Discussed a previous denial by the ACC for a shed (Lot 125);

MOTION by Mr. Harper to look at guidelines and make them more realistic to prevent homeowners from being punished for not having a 3 car garage; discussion ensued.

MOTION FAILS due to lack of a second.

Discussion ensued about how many years back a Board can go when enforcing design guidelines; Mrs. Thygersen advised the board they may want to seek legal advice.

Some homeowners may have the old design guidelines and some may have the new ones which may be causing some confusion.

Discussion ensued about other homes in the neighborhood that have sheds, which may or may not have been approved.

Mr. Blankenbaker suggests forming a Design Guidelines Review Committee - Mr. Harper volunteers to be the committee chair, Mr. Ray Perry will be on the committee as well, along with at least one other homeowner as requested by Mr. Blankenbaker. Mr. Harper would like to be able to allow variances on a case-by-case basis. Mrs. Thygersen advised the Board that the homeowners do have a right to appeal an ACC decision to the Board. Discussion ensued about what the ACC can and cannot do according to the design guidelines.

BUSINESS:

1. Appointment of New Officers –

MOTION by Mr. Blankenbaker to appoint Dr. Borom as Secretary;

SECONDED by Mr. Harper and

PASSED unanimously. Dr. Borom will be both Secretary and Treasurer.

MOTION by Mr. Harper to leave the officer positions as they are until the next board election;

SECONDED by Mr. Blankenbaker and

PASSED unanimously.

Homeowner Jimmie Williamson questioned, if Mr. Brees was still a board member; Mr.

Blankenbaker said that he is a Board member at this time but is aware that a change can be made due to the number of meetings he has missed.

2. Update on lawyer and lot 151 – Discussed under the President's Report.
3. Get to know your Neighbors Days – Board review and possible funding

Mr. Blankenbaker would like to open this up for discussion and get input from homeowners. Ideas were discussed such as having a party on each street, having one party for the whole community possibly either in the cul-de-sac, at the church, or at the park. The HOA would fund the party. Fall was discussed as a good time to have a party due to the cooler weather. Board member Mr. Dan Rohler was opposed to having a party funded by HOA money.

MOTION by Mr. Harper to send out a survey that asks homeowners if they would prefer a group party or a street party, if so how many in their family would attend;

SECONDED by Mr. Rohler and

PASSED unanimously.

Mr. Blankenbaker will provide a sample of the wording to Mrs. Thygersen.

4. Lot 125 wavier – request to build a shed was denied due to visibility from the street;

MOTION by Mr. Harper to grant a waiver for Lot 125's shed so they can move forward;

SECONDED by Mr. Rohler and

PASSED unanimously.

5. Bill paying – Bills need to be sent to a Board member for review before they are paid; at this time the bills should be sent to Mr. Blankenbaker.

6. Other items as needed – Mr. Williamson returned the tape recorder and three binders containing minutes at the beginning of the meeting. Prior to the meeting ending Mr. Williamson asked Mr. Blankenbaker if the information he wanted back was all there? A conversation then ensued between Mr. Blankenbaker and Mr. Williamson about information Mr. Williamson had when he was on the Board that had not been returned resulting in the Sheriff's Department being called after attempts were made by Mr. Blankenbaker to get the HOA information back but received no response from Mr. Williamson. Mr. Williamson also stated that he sent Cindy Borquez and email on 8-31-07 and he also sent an email to the AGC Chair 5-15-08 with HOA information. Mr. Blankenbaker stated that he did not know exactly what HOA information Mr. Williamson had, but, upon request to have HOA information returned, he expected that Mr. Williamson would have done so. Mr. Williamson has concerns that rules that are not being followed per the governing documents. The conversation continued about who updated the website and who approved the minutes. Mr. Williamson pointed out that the January minutes are shown on the website as a draft copy.

MOTION by Mr. Harper to end the conversation, and, if Mr. Williamson has complaints/concerns, he should bring his complaints to the Board with backup and the Board can address each issue;

SECONDED by Mr. Blankenbaker and

PASSED unanimously.

ADJOURNMENT:

MOTION by Mr. Harper to adjourn at 7:27 PM;

SECONDED by Mr. Blankenbaker and

PASSED unanimously.

NEXT MEETING: Thursday July 14th, 2011 – 6:30 PM Ryan Airfield



Star Valley Homeowners Association

A. Monthly Managers Report May 2011

Submitted By: Kathy Thygersen, Association Manager

MINUTES and AGENDA:

Please review the attached Minutes and Agenda prior to the meeting. If you email me with any changes prior to the meeting, I will have those changes completed for the meeting:

MANAGER'S ACTION LIST:

- Scheduled Board Meeting for May 12th, 2011- Ryan Air Field
Board packets sent May 6, 2011 via email – Copies will be brought to meeting for Board members.
- Annual Meeting held on March 10th, 2011
- Fielded phone calls and emails from Homeowners – *On-Going*
- Late notices sent out – *As - Needed*
- Site Tours are being done by Mr. Blankenbaker
- Sent out violation letters and/ or friendly reminder postcards – *as requested from Mr. Blankenbaker's site tour.*
- Quarterly statements mailed
- Review Association Invoices and bills as received and code for payment.
- Welcome letters sent to new homeowners:
 - ☐ 7043 W Cherry Tree Pl – Alfred and Yolanda Cuesta

FINANCIAL REVIEW:

In reviewing the Aged receivables the following lots are suggested for write off due to foreclosure and other as noted below:

Lot 118 – Cook – property foreclosed 9/21/10 - \$44,28 due at time of foreclosure – this will show as written off to bad debt on the May financials

BUSINESS:

- Appoint new Board members officers position
- Update on lawyer and remaining items on agenda as per President direction