

STAR VALLEY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

DATE: November 10, 2011

TIME: 6:30 p.m.

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

CALLED TO ORDER: 6:30 PM

ROLL CALL:

Present:

Dave Blankenbaker	President
Marc Borom	Secretary & Treasurer
Dan Harper	Vice President
Dan Rohler	Director at large (arrived at 6:56 PM)

Absent:

Dan Brees	Director at large
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MANAGEMENT:

Kathy Thygersen, Community Association Manager
Chastity Crawford, Minute Taker

QUORUM:

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

HOMEOWNER INPUT: No homeowner input at this time.

MINUTES:

Approval of the September 8, 2011 Board of Directors Meeting Minutes

MOTION by Mr. Blankenbaker to approve the meeting minutes from September 8, 2011;

SECONDED by Mr. Harper and

PASSED unanimously

OFFICER REPORTS:

- President - No report at this time.
- Treasurer –Dr. Borom went over previous month's delinquencies per Mr. Williamson's request from the previous board meeting. Discussed foreclosures, delinquencies, and write off amounts.

Operating	Reserve	Delinquencies	Prepaid
\$23039.74	\$25056.97	\$11532.04	\$3104.38

No Motion was made to approve the Treasurer's Report.

Manager's Report

- Please refer to attached report

COMMITTEE REPORTS:

- **ACC:** Discussed wall proposal for Lot 087. The proposal needs to be resubmitted with the property lines shown and the wall setbacks defined; Mrs. Thygersen will send out another request to the homeowner.

Discussed other walls that have been put up in the community. The existence of some walls that are in violation of the required setbacks, does not justify continuing the practice.

BUSINESS:

1. Discuss changes in Design Guidelines – Dan Harper and Dave Blankenbaker are on the Design Guidelines Review Committee; discussion ensued. Plans were made to meet and review the current Design Guidelines and modify them for clarity as necessary.
2. Motion to change Election in rules and regulations – ie: replace section V-2 – Discussion about making sure the community elections are being held according to regulations and making sure that what is stated in the statutes is clear.

MOTION by Dr. Borom to replace section V-2 with approved changes

SECONDED by Mr. Blankenbaker

Discussed the changes for Section V-2, which will clarify the requirement of a majority vote for the election of a Board member. The current Section V-2 describes a selection process based only on a plurality vote. Mrs. Chamberlain and Mr. Williamson objected on the grounds that the membership had not been informed of the changes. It was pointed out that the changes are a board action only.

AMENDED by Dr. Borom to table until the January meeting

SECONDED by Mr. Blankenbaker; discussion ensued.

Discussion: Dr. Borom agreed to modify the Section to provide guidance in the case in which a majority vote is not achieved.

PASSED unanimously

The Board would like to delete the links to private businesses on the website since paid advertisements are now promoted in the Polaris Beacon. The editor will try to publish the Polaris Beacon a week or two earlier.

The Board would like to approve the minutes of today's meeting (11/10/11) by an action in lieu so they can be provided to the homeowner's prior to the next board meeting.

The minutes should be on the website in about two weeks; the changes for Section V-2 will be added as an attachment to the meeting minutes.

3. Motion to obtain homeowner approval to transfer ownership of Lot 151 – Discussed the transfer of the remaining common area. A vote of approval of 2/3rds of the membership is required to initiate any transfer or abandonment followed by approval from SVA corporation.

MOTION by Mr. Blankenbaker to poll the homeowner's about transferring ownership of Lot 151 and Detention Basin #2 to a third party;

SECONDED by Mr. Harper; discussion ensued.

Mrs. Chamberlain suggests asking the county to review the hydrological study that was done regarding Detention Basin #1 and see if anything would apply to Detention Basin #2. Dr. Borom will look into this. Mr. Williamson says that Ms. Suzanne Shields of Pima County Flood Control was the person responsible for filling in Detention Basin #2 in 2002. Dr. Borom agrees to follow up on this lead.

PASSED unanimously

4. Motion to transfer easement for Detention Basin #2 to another party – Previously discussed under agenda item #3.
5. Draft budget 2012 –

MOTION by Mr. Blankenbaker to approve the 2012 budget;

SECONDED by Dr. Borom and discussed. The Board would like to take \$4000.00 out of the Board credit line item and add it to the Emergency Fund, which will increase it to \$6250.00. The Board is working for the community and is trying to cut some expenses;

PASSED unanimously with discussed changes

6. Motion for Financial Audit

MOTION by Mr. Blankenbaker to approve the same auditor as last year to do tax and compilation;

SECONDED by Mr. Harper and

PASSED unanimously

7. Remove free ads from Association Web Pages

MOTION by Mr. Blankenbaker to remove free ads from the Association web pages;

SECONDED by Mr. Harper and

discussed charging \$15.00 per ad per issue of the Polaris Beacon which had been approved previously. No change in the charges was proposed.

PASSED unanimously

ADJOURNMENT:

MOTION by Mr. Blankenbaker to adjourn at 7:44 PM;

SECONDED by Mr. Harper and

PASSED unanimously

NEXT MEETING: January 12, 2012 – 6:30 PM Ryan Airfield

Note added subsequent to the meeting.

Any change to the Rules and Regulations is a Board action, and does not require homeowner input. The changes proposed for Section V-2 are for clarification of governing documents and correction of misleading statements in the current Section V-2. Since modifications will occur to the proposed changes, the Section V-2 discussed at the meeting will not be included in these minutes.



Star Valley Homeowners Association Monthly Managers Report November 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 November 10, 2011- Ryan Air Field
Board packets sent Nov.07, 2011 via email –Copies will be brought to meeting for Board members.
- Fielded phone calls and emails from Homeowners when received
- Site Tours as directed and done Mr. Blankenbaker
- Sent out violation letters and/ or friendly reminder postcards – only *as requested from Mr. Blankenbaker's site tour.*
- Quarterly statements mailed
- Review Association Invoices and bills as received and code for payment.
- Newsletter received from Dr. Borom – sent to printer and to be mailed Nov 9th.
- ACC worksheet updated and incorporated from previous years and sent to committee. This worksheet was updated and done to assist the committee with tracking. Management will enter information as received – or as requested by committee.
- Drafted and corresponded with Dr. Borom on the 2012 budget. The final draft is included in Board packet for Board review and approval. Treasurer will review with Board.

FINANCIAL REVIEW:

October financials are not available as of date of this Board packet. They will be sent to treasurer and brought to the meeting if completed. Every effort is being made to have them done as soon as bank statements are received.

BUSINESS:

- Copy of the proposed change in Rules and Regs – enclosed in Board packet copy of the Board packet will be brought to meeting and this section will be color copies.
- 2012 Draft Budget – copy in Board packet this will also be included as a color copy in the Board packet brought to meeting.