

STAR VALLEY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

DATE: September 8, 2011

TIME: 6:30 p.m.

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

Homeowner Input:

1. Jill Chamberlain expressed concern over homeowners being made to look stupid by Dr. Borom's responses in the Polaris Beacon and wonders why all of the comments [returned in the Block Party Survey] have to be published. She said that if Dr. Borom doesn't agree with homeowners he should be able to find a better way to express it.
2. Jimmy Williamson addressed a response in the Polaris Beacon in reference to comments on the Block Party survey made by the Andersons and said there is more than one homeowner with the name Anderson. Mr. Blankenbaker said that a retraction/apology can be written to the Andersons in an upcoming newsletter.

Mr. Williamson said he wants there to be harmony in the community and making homeowners seem dumb is the wrong approach.

Mr. Williamson questioned a response in the Polaris Beacon identifying McHenry as being a past board member; discussed.

Dr. Borom said that not all comments are worth a reply, with which Mr. Williamson seemed to disagree. Dr. Borom said that he was fair when responding to complaints, and that The Polaris Beacon was proofread and approved by board members prior to publication.

Mr. Williamson said responses need to be handled in a different manner and the Board should be on record with all communications.

Note: The only homeowners present at the meeting other than members of the Board were Mrs. Jill Chamberlain, Mr. James Williamson and Mrs. Pat Linn

CALLED TO ORDER: 6:30 PM

ROLL CALL:

Present:

| | |
|-------------------|-------------------------|
| Dave Blankenbaker | President |
| Marc Borom | Secretary and Treasurer |
| Dan Rohler | Director at Large |
| Dan Brees | Director at Large |

Absent:

| | |
|------------|----------------|
| Dan Harper | Vice President |
|------------|----------------|

MANAGEMENT:

Kathy Thygersen, Community Association Manager
Chastity Crawford, Minute Taker

QUORUM:

Three (3) Directors are required to conduct a meeting; quorum is met with (4) directors present.

MINUTES:

Approval of the July 14, 2011 Board of Directors Meeting Minutes

MOTION by Mr. Blankenbaker to approve July 14, 2011 Board of Directors Meeting Minutes;

SECONDED by Dr. Borom and

PASSED unanimously

OFFICER REPORTS:

- President - No report at this time.
- Treasurer

| Operating | Reserve | Delinquencies | Prepaid |
|------------|------------|---------------|----------|
| \$22772.74 | \$25055.95 | \$11751.86 | \$421.97 |

MOTION by Mr. Blankenbaker to accept the Treasurers Report as presented;

SECONDED by Mr. Brees and

PASSED unanimously

Mr. Williamson asks if the Board can provide a percentage of increase or decrease from month to month on the delinquencies; Dr. Borom addressed and said this could be done
Mr. Williamson asked about write offs; Mrs. Thygersen addressed this and explained that the information is included in the manager's report as part of the minutes. She noted that delinquencies were lower this month due to write-offs of previous debts due to foreclosure.

Discussed violation reports; a specific report is not being done but Mr. Blankenbaker is continuing to drive thru the community looking for violations.

Manager's Report

- Please refer to attached report

COMMITTEE REPORTS:

- **ACC:** Mr. Rohler has resigned from the ACC Committee. Mrs. Linn is still on the committee at this time. Rich Hildman has indicated that he no longer wishes to serve on the ACC.

BUSINESS:

1. ACC committee – Mr. Rohler has resigned as ACC Chair – Mr. Blankenbaker suggests that the Board take over the duties of the committee.

MOTION by Dr. Borom to reorganize the committee to include 3 board members and dissolve the committee, as it exists now;

SECONDED by Mr. Blankenbaker with discussion. Mrs. Thygersen said she recommends only having two board members and one non board member so meeting laws are not violated; discussed. Mr. Williamson and Mrs. Chamberlain would like to go on record as volunteering for the ACC committee and Mrs. Linn would like to go on record as wanting to stay on the ACC committee. Discussed state statues and how they may affect having 3 board members on the ACC committee.

MOTION by Dr. Borom **AMENDED** to reorganized the ACC committee with 2 board members and one non board member to serve on the ACC committee; discussed. Offers by Chamberlain and Williamson to serve on the ACC were not accepted. Mrs. Chamberlain left the meeting at 7:08 P.M. **MOTION FAILED** due to lack of a second.

MOTION by Mr. Blankenbaker to appoint Dr. Borom, Mrs. Linn, and Mr. Blankenbaker to the ACC committee.

SECONDED by Mr. Rohler and

PASSED with 3 in favor. Mr. Brees left the meeting at 7:11 PM prior to the vote being called.

Painting request was discussed and approved and a wall/fence application was discussed with no decision being made.

The ACC committee will need to appoint a chair and address the pending request; Mrs. Linn does not want to be the chair at this time; Mr. Blankenbaker volunteers to chair the ACC committee and will communicate thru email to handle requests. If the committee runs into a problem the committee will meet.

Dr. Borom thanks Mr. Williamson for setting up the spreadsheet for tracking homeowner requests for architectural changes and ACC responses. Mr. Williamson said he would give the credit to Mrs. Chamberlain.

2. **Report on Lot 151** - Dr. Borom presented a report; Cesar's failure to respond to the Board's letter within the designated time limit of 21 days would be taken as tacit approval. Cesar sent a letter approximately one week after the 21-day limit had expired saying simply that he had received the letter and that he would turn it over to his lawyers and promised a reply within 15 days. A reply from his lawyers has not been received. The next step is to get legal council on filing a quitclaim deed. At that point the HOA will have no more common area. It was noted that funds for consulting legal counsel had already been approved and still apply to this situation.

ADJOURNMENT:

MOTION by Mr. Blankenbaker to adjourn at 7:28 PM;

SECONDED by Mr. Rohler and

PASSED unanimously

NEXT MEETING: November 10, 2011 – 6:30 PM Ryan Airfield



Star Valley Homeowners Association

Monthly Managers Report September 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 September 8, 2011- Ryan Air Field
Board packets sent Sept 1, 2011 via email –Copies will be brought to meeting for Board members.
- Fielded phone calls and emails from Homeowners when received – *On-Going*
- 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. Borum – PDF sent to Web Master for upload to site. Copies being done and mailed to all homeowners on September 2, 2011.
- Block Party Questionnaire done and mailed to homeowners.
- Spreadsheet done for block party and enclosed with Managers Report.
- Return correspondence received from Lot 151 – enclosed with Board packet.
- ACC worksheet updated and incorporated from previous years and sent to Dr. Borum. This worksheet was updated and done to assist the committee with tracking. Management will enter information as received – or as requested by committee.

FINANCIAL REVIEW:

August financials are not available as of date of this Board packet September 1, 2011. 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.

The following lots were approved for write off due to foreclosure and have been removed as the financials for August will reflect.

Lot 005 – Ontiveros – foreclosed - 9/30/10 - \$745.69 due at time of foreclosure

Lot 110 – Gonzales – foreclosed – 2/28/11 – \$20.28 due at time of foreclosure

Lot 118 – Cook – property foreclosed 9/21/10 - \$44.28 due at time of foreclosure.

BUSINESS:

- Appoint ACC Chairperson – Dan Rohler resigned
- Lot 151 – follow up report to be given by Dr. Borum