

STAR VALLEY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

DATE: January 12, 2012

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

Dan Harper

Marc Borom

Dan Rohler (arrived at 7:01 PM)

President

Vice President

Secretary & Treasurer

Director at large

Absent:

Dan Brees

Director at large

MANAGEMENT:

Kathy Thygersen,

Chastity Crawford,

Community Association Manager

Minute Taker

QUORUM:

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

Homeowner Input:

➤ Mr. Williamson, Lot 079

HOA Website has not been updated since 11/19/11.

Minutes have not been posted since July 2011.

Newsletters have not been posted since September 2011.

After discussion it was decided that Mrs. Thygersen would pursue this with Jim Lamb, the webmaster.

Mr. Williamson's wife wrote a letter to the Board concerning a privacy issue; Dr. Borom said that he did respond to the letter. Mr. Williamson said that his wife wants a Board response not an individual member's response. After some discussion the Board made a decision to put this privacy issue on the May agenda.

➤ Gene Hugelen, Lot 42, reported on the county meeting on the Valencia Road Project.

➤ Discussed an unshielded light

➤ Discussed a 4 way stop at Brightwater and Wade

➤ A homeowner requested electronic copies of the minutes but the Board said this probably won't be necessary since they will get posted to the website

➤ Emily Smith, Lot 026, requested that the basin be cleaned up. It was pointed out that our basin

property now only consists of one lot – Lot 151. Negotiations are underway to have the county clean up the channel area associated with Lot 151. Cleanup of the former basin lots (Lots 61 and 152) are the responsibility of SVA Corporation.

MINUTES:

Approval of the November 10, 2011 Board of Directors Meeting Minutes

MOTION by Mr. Blankenbaker to approve November 10, 2011 Board of Directors Meeting Minutes;

SECONDED by Mr. Harper and

PASSED unanimously

OFFICER REPORTS:

- President - No report at this time.
- Treasurer – Financial review pointing out that the minimum balance in the Operating (checking) account has been over \$20,000 and that corrections will be made by transferring funds to the Reserve account.

Operating	Reserve	Delinquencies	Prepaid
\$22701.38	\$25060.11	\$12892.84	\$1168.80

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

SECONDED by Mr. Harper and

PASSED unanimously

MANAGERS'S REPORT

- Please refer to attached report

COMMITTEE REPORTS:

- ACC: No new requests.

OLD BUSINESS:

- Following the 11/10/11 HOA Board meeting, Dr. Borom emailed responses to unanswered questions to those present at the meeting. Dr. Borom read those comments into the current minutes. The comments follow:

Follow-up on comments made at the 11/10/11 HOA Board meeting

I apologize for not being in top form at the meeting and failing to answer questions properly. I had only 4 hours of sleep the night before and had not eaten lunch. Here are my views on the issues brought up at the meeting after a good nights rest.

2012 Budget:

There seems to be some confusion about the delinquency account and how it impacts the current budget.

The delinquency account is a tabulation of accumulated, uncollected association fees. That account is large because the fees have not been collected for years. It grows due to fines and other charges and due to continued failure of some residents to pay their fair share. The delinquency account impacts the proposed budget **only in the anticipated continuing failure of certain**

individuals to pay their association fees. The previously uncollected fees have **NO IMPACT** on the current budget.

To be conservative, I am increasing the “estimated” Uncollectable Bad Debt entry (line item 3992) from \$2500 to \$3500. \$3500 will cover more than 21 delinquent payments in 2012. The number traditionally does not exceed 15 delinquents. The increase will provide a comfortable financial cushion.

In addition, the Additional Board Credit will be reduced from \$3000 to \$2000. That change will provide each homeowner with an additional reduction in fees of \$3.36/quarter. The additional reduction in fees will let the residents know that this board is working on their behalf.

To balance the account, the Emergency Fund (item 4781) will be increased from \$2250.17 to \$3250.17, thereby providing an increased financial cushion.

This is the budget I am proposing.

Replacement of Section V-2 of the Rules and Regulations:

This Rule is merely an explanation of the election regulation found in the CC&Rs – “Section 2.6 (Board of Directors) The Board of Directors of the Association shall be **elected by majority vote of the total votes cast** by both classes of the membership at a meeting attended by a quorum as called for by the Bylaws” I was mistaken in saying that the regulation relates to statements in the ARS. It relates to the CC&Rs.

This change is a Board action and requires no input from the membership. It corrects the current rule that is in contradiction to Section 2.6 of our CC&Rs. Section 2.6 requires a majority vote and not just a plurality. The current V-2 relates to a plurality vote and needs to be replaced with a proper explanation of Section 2.6. Section 2.6 needs to be explained in our Rules and Regulations to avoid any further confusion regarding election rules. Here is a definition of the two terms, plurality and majority:

Plurality: In a contest of more than two choices, the number of votes cast for the winning choice if this number is not more than one half of the total votes cast.

Majority: The greater number or part; a number more than half of the total.

Ms. Chamberlain objects to the use of the majority rule, but we are bound not to contradict the superior documents. Using a plurality rule is in contradiction. Our management company in the past has deferred to the plurality rule to accomplish the thing that is most important to them – getting a Board elected, but invoking a plurality rule is in contradiction to the CC&Rs and, consequently, illegal.

Ms. Chamberlain is concerned that situations could arise under a majority vote rule that would make election of a board difficult. That is true, but things are not always easy. We – both Board and homeowners – ARE legally required to follow our governing documents whether you agree with them or not.

As an example: Five people are competing for the same office (unlikely in our HOA). Consider that a quorum of 50 is established. A candidate must then receive 26 votes to be elected. In the election, three candidates receive 8 votes each, a fourth candidate receives 10 votes and the fifth candidate receives 16 votes ($3 \times 8 + 10 + 16 = 50$).

No candidate is elected under the majority vote regulation. A new election must be conducted with additional campaigning to resolve differences. This assures that a candidate elected by a majority of the members properly represents the membership.

In the case of a plurality rule (which is counter to the CC&Rs, which are virtually impossible to change), candidate #5 would be elected. A plurality rule favors the management company and those for whom election of a Board is more important than representation of the membership.

The replacement for Section V-2 will be expanded to address the situation in which no candidate receives a majority vote

Detention Basin #2 – existence of an easement

The drainage basin easement behind lots 77, 78, and 79 still exists on the plat for Star Valley Village and has not been officially removed. Until it is officially removed, that area is still considered a “Common Area” for Star Valley Estates. Access to that area is granted by Section 8.5 (Drainage

Easements) in the CC&Rs, which states: "The Association is hereby granted an easement upon, across, over and under any drainage easements shown on the Plat in order to maintain all such easement, construct, repair or maintain any structure thereon, install, place, replace and maintain,"

I am personally trying to have the removal of this easement clarified by the county. I would welcome any help in this effort. Written documents verifying the removal of the easement would be extremely valuable. Hearsay does not carry any weight.

Marc Borom
Nov. 11, 2011

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➤ Replace Section V-2 in the Rules and Regulations.

**MOTION** by Mr. Blankenbaker to accept Section V-2 in the Rules and Regulations;

**SECONDED** by Mr. Harper with discussion on majority verses plurality vote outcomes – See above "Follow-up Comments" relative to Section V-2.

**PASSED** with 3 in favor and one abstention (Mr. Rohler)

The new Rules and Regulations Section V-2 is attached.

**NEW BUSINESS:**

➤ Motion to add description of Common Area and Maintenance of Common Area to Rules and Regulations.

**MOTION** by Dr. Borom to add description of Common Area and Maintenance of Common Area to Rules and Regulations;

**SECONDED** by Mr. Blankenbaker. Discussion ensued – See above "Follow-up Comments" relative to Detention Basin #2.

**PASSED** unanimously – Addition to Rules and Regulations is attached.

➤ Returning reserve funds to homeowners based on good standing and quarters of paid up dues.

**MOTION** by Mr. Blankenbaker to refund excess reserve funds to homeowners that are in good standing. Refunds will be based on paid up quarters through December 2011. Refunds for delinquent homeowners will also be based on paid up quarters through December, 2011 with their refund first credited to reduce their delinquent account.

**SECONDED** by Mr. Harper. Discussion ensued. Mr. Williamson questioned whether money could legally be refunded to homeowners. The Board agreed to confirm that refunding money to homeowners is permissible.

**PASSED** unanimously

➤ Reduction in Homeowner Assessments – Modification of 2012 Budget

**MOTION** by Dr. Borom to reduce quarterly assessments from \$40.47 to \$36.00 and modify the 2012 budget to accommodate this reduction;

**SECONDED** by Mr. Blankenbaker with discussion

**MOTION** amended by Mr. Blankenbaker to have this done retroactively starting January 1, 2012

**SECONDED** by Mr. Harper with discussion

**PASSED** unanimously

Mrs. Thygersen explained the process of collecting from foreclosed/bank owned properties.

➤ No Board shall maintain a balance of more than \$10,000.00 in any account

**MOITON** by Mr. Blankenbaker to allow no more than \$10,000.00 in any account, if any account exceeds \$10,000.00 the homeowner dues shall be adjusted accordingly;

**SECONDED** by Mr. Harper with discussion

**PASSED** unanimously

- No Board shall spend any money on something that doesn't affect the entire community equally.

**MOTION** by Mr. Blankenbaker only to spend association money in a manner that benefits the community equally;

**SECONDED** by Mr. Harper with discussion

**PASSED** unanimously

- No Board shall spend any money on any property other than its own (Lot 151). The 40' road-right-of-way easement around the north and west side of Lot 151 is the responsibility of Pima County.

**MOTION** by Mr. Blankenbaker not to spend any money on any property other than the association's property

**SECONDED** by Mr. Harper with discussion

**PASSED** unanimously

- Motion for Site Inspections – No Board shall have any more that once a month drive through inspections.

- 

**MOTION** by Mr. Blankenbaker to limit site inspections to a maximum of once per month;

**SECONDED** by Mr. Harper with discussion

**PASSED** unanimously

- Annual Meeting Review – Nominating Committee

The Board asked for volunteers. Mrs. Chamberlain (Lot 073) and Mr. Harper (Lot 120) volunteered to be on the committee. Emily Smith and Mr. Dukes (Lot 150) volunteered to talk homeowners on their streets about being nominated as candidates for the Board.

- Review of Design Guideline changes

**TABLED** - due to time restraints

#### **ADJOURNMENT:**

**MOTION** by Mr. Harper to adjourn at 8:10 PM;

**SECONDED** by Mr. Blankenbaker

**PASSED** unanimously

**NEXT MEETING: March 8, 2012 (Annual Meeting) – 6:30 PM Ryan Airfield**



Star Valley  
Homeowners Association  
Monthly Managers Report  
January 2012

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 January 12, 2012- Ryan Air Field  
*Board packets January 05, 2012 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.
- Correspondence sent to Chad Miesen, Esq. as requested by Marc. Borum.

FINANCIAL REVIEW:

December 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.

Other Items:

- Copy of the letter received from Pima County in regards to Basin #2 – enclosed and following the Managers Report.
- Annual Meeting – Review for management and members who will be re-running, whose terms are expired and who is remaining on Board. (Names for ballot) Date and time for Annual and preparation of Annual Meeting notice to be done by Management and reviewed by member of Board prior to mailing.
- All agenda items and attachments are listed and included as per Mr. Blankenbaker and board requests.

## **CHANGES IN RULES AND REGULATIONS**

### **REPLACE ARTICLE V-2 WITH THE FOLLOWING**

#### **ARTICLE V**

##### **2. Procedure for determining elected Board member(s)**

At the beginning of the Meeting of Members, a quorum is established by the count of all accepted, secret ballots cast both by Lot Owners present and by Lot Owners who voted absentee. All secret ballots will be counted at the Annual Meeting. The candidate that receives, at a minimum, a majority vote, or the greatest count above a majority vote, will fill the Board position. A Majority Vote is defined as greater than 50% of the accepted votes cast. Disqualified votes will not be considered in the establishment of a quorum.

Votes associated with any Common Areas (such as basin lots assigned to the Association) may not be used or cast in any election either by the Board as a unit or by any Board Member or association member as an individual.

If there is a tie vote, and if the number of members present exceeds a majority vote, one more written, secret ballot vote containing only the names of those candidates involved in the tie will be taken at the annual meeting. If no candidate receives a majority vote, then a ballot, to be returned by mail within a specified time period, containing only those candidates involved in the tie will be sent to all eligible Lot Owners. The same rules regarding the establishment of a quorum and receipt of a majority vote will apply. The ballots will be opened and counted at a special meeting of the board. The board will consist of members whose positions are current and of newly elected board members. No business other than counting of the ballots will be conducted at this special meeting.

The only time a tie can exist is when there are more candidates than open Board positions.

Take the simple case of two open board position and three candidates. It is imperative to include the information regarding the established quorum. Assume that 30 ballots were received and accepted, 15 of which are absentee. That provides a maximum of 60 votes (two per ballot). The number of votes required for election must equal or exceed the established, simple majority of  $16 = 30/2 + 1$ .

| <b>Candidate</b> | <b>Votes Received in the Election</b> |
|------------------|---------------------------------------|
| <b>A</b>         | <b>28</b>                             |
| <b>B</b>         | <b>16</b>                             |
| <b>C</b>         | <b>16</b>                             |

A tie exists between candidates B and C. The tie cannot be broken at the meeting since there are only 15 members present and a majority cannot be obtained. If more than 16 members were present, a secret ballot could be taken, but the winner would have to receive a minimum of 16 votes. This situation emphasizes the importance of all homeowners attending the meeting even though the ballot was cast by mail.

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Addition to Rules and Regulations with description of Common Area and Maintenance of Common Area

SECTION X - CHANGES REGARDING COMMON AREAS

Detention Basins listed as “Common Area”

As a result of Board actions, changes have been made to Detention Basin #1, which originally consisted of Lots 61, 151, and 152, and to Detention Basin #2, which existed as an easement at the rear of Lots 77, 78, and 79.

A. Detention Basin #1 – Lot 151

Detention Basin #1 has been reduced to only Lot 151 as “Common Area”. As a result of a hydrological study funded by the Board of the HOA, Lots 62 and 152 were deemed no longer needed for floodwater detention. Those lots were released by Pima County Regional Flood Control District [RFCD] on Dec 23, 2009 (see letter of release from RFCD in **Attachment 4**), and were transferred, according to the reversion clause in the warrantee deed, to the SVA Corporation on 06/22/2010 (see quitclaim deeds filed with Pima County in **Attachment 5**).

B. Detention Basin #2 – removed as “Common Area”

Detention Basin #2 was originally established as an easement and as a temporary basin, which was incorporated in the CC&Rs as a portion of the Association’s “Common Area”. Following a period of flooding in 2002, RFCD established that the temporary basin was no longer needed and authorized USHomes to backfill the basin area. That decision was not formally disclosed, and Detention Basin #2 has remained a portion of the Association’s “Common Area” until recently. On Dec. 22, 2011 RFCD issued a formal statement removing the easement and establishing that Detention Basin #2 is no longer needed (see letter of release from RFCD in **Attachment 6**). That letter of release removes Detention Basin #2 as a “Common Area” for the Association. The Association is no longer responsible for any floodwater damage, which may occur in the area previously designated as Detention Basin #2.

No action has been taken to formally remove the description of Detention Basin #2 given on the Plat for Star Valley Village. That action is deemed unnecessary.

Effect of changes in “Common Areas” on Landscape Maintenance

In the past, landscaping and maintenance of the roadside areas adjacent to lots 61, 151 and 152 were assumed to be the responsibility of the Star Valley Estates HOA. As a result, the Association put in desert plants and irrigation lines and maintained the area including weed control. It has been established that these areas are all within the forty-foot easement for the county roadway and that maintenance is totally the responsibility of Pima County Department of Transportation (DOT). A letter establishing responsibility for the landscaping and maintenance of these roadside areas is shown in **Attachment #7**.

X Attachments to Rules and Regulations

Attachment 1 – Standing Committees

Attachment 2 – Welcome Committee Guidelines

Attachment 3 – Yard/Garage Sale Committee Guidelines

Attachment 4 – Letter of release of lots 61 and 152 by Pima County Flood Control District

Attachment 5 – Quitclaim deed for lots 61 and 152

Attachment 6 – Letter from PCFCD removing Detention Basin #2

Attachment 7 – Letter from Pima County establishing responsibility for landscaping and maintenance of roadside areas associated with basin lots.

Approved

Attachment 4 – Letter of release of lots 61 and 152 by Pima County Flood Control District



**PIMA COUNTY
REGIONAL FLOOD CONTROL DISTRICT**
97 EAST CONGRESS STREET, THIRD FLOOR
TUCSON, ARIZONA 85701-1797

SUZANNE SHIELDS, P.E.
DIRECTOR

(520) 243-1800
FAX (520) 243-1821

December 23, 2009

Mr. Mark Borom
Star Valley Home Owners' Association
c/o Cadden Community Management
1870 West Prince Road, Suite #47
Tucson, Arizona 85705

Re: Star Valley Basin Evaluation



Dear Mr. Borom:

As you are aware, lots 61 and 152 of the Star Valley Village Final Plat, Book 47, Page 26, were reserved for use as a drainage easement in the approved development plan, but subject to release by the Pima County Regional Flood Control District (District) if the lots were not needed for drainage/detention purposes. The District has reviewed and accepted the drainage and detention analysis provided by Psomas, Inc., on May 1, 2009, which demonstrated that only lot 151 would be needed and that lots 61 and 152 of Star Valley Estates will not be needed for drainage/ detention purposes in that area.

Therefore, the District hereby officially releases lots 61 and 152 of Star Valley Estates to the Star Valley Estates HOA, to be dispensed with in accordance with the directions of the developer. Please be advised that any construction or placement of fill on either lot 61 or lot 152 will require prior acquisition of a Floodplain Use Permit for such activity. In addition, lot 152 is shown to be within a FEMA A Zone, which will also need to be addressed if and when lot 152 is developed.

If you have any questions or concerns with regard to this letter, please feel free to contact me at 243-1800.

Sincerely,

Bill Zimmerman
Manager, Planning and Development

cc: Bill Staples, Pima County Assessor
Hal O'Leary, PCAO

Attachment 5 – Quitclaim deed for lots 61 and 152

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: LLW
DEPUTY RECORDER
1956 PE-2

W
DAVE BLANKENBAKER
7367 W BRIGHTWATER WAY
TUCSON AZ 85757



DOCKET: 13835
PAGE: 318
NO. OF PAGES: 3
SEQUENCE: 20101190123
06/22/2010
QCDEED 11:25
MAIL
AMOUNT PAID \$ 10.00

QUITCLAIM DEED
Lots 61 and 152

For the consideration of Ten Dollars, and other valuable consideration, I or we,

STAR VALLEY ESTATES HOMEOWNERS ASSOCIATION,
an Arizona nonprofit corporation,

hereby quitclaim to S.V.A. CORPORATION, an Arizona corporation,

all rights, title or interest in the following described property situated in the County of Pima, State of Arizona:

Lots 61 and 152 of Star Valley Village, a subdivision in Pima County, Arizona, as recorded in Book 47 of Maps and Plats at Page 26 thereof, in the Office of the Pima County Recorder, Pima County, Arizona.

SUBJECT TO: all taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and all matters which an accurate survey of the property or a physical inspection of the property would disclose.

Tax Code Parcel Nos. 210-32-0800 and 210-32-1710 respectively.

EXEMPTION: A.R.S. '11-1134(A)(7)

WITNESSETH, that the conditions have been met for the transfer of the above-referenced Lots 61 and 152 as provided in that certain Special Warranty Deed recorded 04/14/2000 at Docket 11277, Page 257, records of Pima County, Arizona, and evidenced by attached Exhibit "A", being a letter from the Pima County Flood Control District, which accepts the results of the hydrological survey report performed by Psomas, which determined that lots 61 and 152 were no longer needed as flood detention basins.

Dated: 06/22/2010

STAR VALLEY ESTATES HOMEOWNERS
ASSOCIATION, an Arizona nonprofit corporation,

By Dave Blankenbaker VP
Dave Blankenbaker, Vice President

By Marcus P. Borom
Marcus P. Borom, Treasurer

Quitclaim deed: lots 61 and 152
Page 1 of 2

10000000 0000-10

ZULMA A CARDENAS
NOTARY PUBLIC - ARIZONA
PIMA COUNTY
 My Commission Expires
February 27, 2011

Notary Public,

0000-1097

Attachment 6 – Letter from PCFCD removing Detention Basin #2 from Star Valley Estates



**PIMA COUNTY
REGIONAL FLOOD CONTROL DISTRICT**
97 EAST CONGRESS STREET, THIRD FLOOR
TUCSON, ARIZONA 85701-1797

**SUZANNE SHIELDS, P.E.
DIRECTOR**

**(520) 243-1800
FAX (520) 243-1821**

January 3, 2012

Cadden Management
Board of Directors, Star Valley Estates HOA
1870 W. Prince Road, Ste., 47
Tucson AZ 85705

Subject: Star Valley Estates—Detention Basin # 2 Determination

Dear Board of Directors:

The Regional Flood control District (District) has reviewed your request for the need of detention basin # 2 in Star Valley Estates.

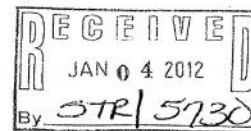
The District agrees that basin # 2 is no longer needed for detention due to improvements upstream in Star Valley. The District concurs that the private drainage easement is no longer necessary for flood control purposes; it is acceptable to the District for the HOA to take legal actions to remove/abandon the easement. All legal issues to abandon the easement and the ownership of the land are the HOA's responsibility.

If you have any questions, do not hesitate to call me at 243-1800.

Sincerely,

A handwritten signature in cursive script, reading "Bill Zimmerman".

Bill Zimmerman
Deputy Director



Attachment 7 – Letter from Pima County establishing responsibility for landscaping and maintenance of roadside areas associated with basin lots.



**PIMA COUNTY
REGIONAL FLOOD CONTROL DISTRICT**
97 EAST CONGRESS STREET, THIRD FLOOR
TUCSON, ARIZONA 85701-1797

SUZANNE SHIELDS, P.E.
DIRECTOR

(520) 243-1800
FAX (520) 243-1821

October 19, 2011

Marcus Borom
7087 W Brightwater Way
Tucson AZ 85757

Subject: Complaint Number: 11-025—Parcel #210-32-1730
Star Valley Village Drainageway

Dear Dr. Borom:

Thank you for contacting the Regional Flood Control District (District) on October 18, 2011 regarding maintenance responsibility for the drainageway and road right-of-way adjacent to Ironstone Drive and Brightwater Way within the Star Valley Village subdivision.

The plat map for Star Valley Village (Book 47 Page 26 of Maps and Plats recorded at the office of the Pima County Recorder) calls out a 40' public drainageway dedicated to Pima County. This drainageway, parcel #210-32-1730, runs north-south along the east side of Ironstone Drive beginning immediately south of Lot 151 (a private detention basin owned by Star Valley Estates Homeowners Association), then runs east-west south of Lots 63 through 70. The District is responsible for full maintenance of this drainageway.

The plat map indicates that that Ironstone Drive and Brightwater Way are 40' public streets dedicated to Pima County. The Pima County Department of Transportation (DOT) is responsible for maintenance of these road rights-of-way. DOT may be contacted at 740-6429.

*wrong ** The Star Valley Estates Homeowners Association is responsible for maintenance of the detention basin comprising Lots 151 and 152, up to the beginning of the road right-of-way on both Ironstone Drive and Brightwater Way.

If you have any questions regarding this letter, please contact our office at 243-1800.

Sincerely,

Mindy Cox, CFM, Senior Hydrologist
Floodplain Management Division

cc: Eric Shepp, P.E., Manager, Floodplain Management Division

Enclosures: Plat Map for Star Valley Village, Sheets 6 and 7

* Lot 152 has been transferred to SVA Corp as residential property *(initials)*