

# **STAR VALLEY HOMEOWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING MINUTES**

**DATE:** July 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	President
Dan Harper	Vice President
Marc Borom	Secretary
Ozzie Nelson	Treasurer

### **MANAGEMENT:**

Kathy Thygersen, Community Association Manager  
Jarred Vincent, Minute Taker

### **QUORUM:**

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

### **HOMEOWNER INPUT:**

- Discussed whether Pima county is responsible for maintaining the drainage ditches. County responsibility extends from the south border of Lot 151. The HOA is attempting to transfer maintenance of the channel area along Lot 151 to Pima County, but, so far, without success.
- Homeowner noted that there are several homeowners neglecting to put their garbage cans away
- Mr. Harper presented a complaint from a homeowner that Mr. Harper has purchased a hauler that looks like a Semi truck. Mr. Harper explained that the CC&Rs state that RVs are permitted and that his vehicle is an RV hauler and is not being used as a commercial vehicle. The issue was brought to the board regarding this. Mr. Harper pointed out that the vehicle is in compliance with the regulations of the state of Arizona, and that it meets all regulations for both AZ and Montana, as well as the CC&Rs.
- Discussed ATV's around homes and the noise this is causing. It was pointed out that this is a County issue since the ATVs do not originate in Star Valley. There is a need to identify the perpetrators if at all possible. Video cameras were suggested.

### **APPROVAL OF MINUTES OF THE MARCH 8, 2012 BOARD OF DIRECTORS MEETING**

**MOTION** by Mr. Blankenbaker to approve minutes of May 10, 2012 Board of Directors Meeting

**SECONDED** by Dr. Borom

**PASSED** unanimously

**OFFICER REPORTS:**

- President - No report at this time.
- Treasurer – Financial review presented.

**Subject: Star Valley Homeowners Association Treasurers Report**

1. Reviewed Star Valley HOA financials general ledger spreadsheets, submitted by Cadden Management (e.g., operating income/expense statement, reserve income/expense statement, and prepay ledger) for the periods 1-31 May 2012 and 1-30 June 2012.
2. Information summary:

<b>May 2012 Ledger</b>	
<b>Description</b>	<b>Amount</b>
Previous month's ending cash balance	\$27,741.37 (operating funds)
Total income and expenses	\$ 450.13 (income/owner assessments) \$ 832.43 (admin & fixed expenses)
Current month's ending cash balances	\$27,359.07 (operating funds)
Cumulative delinquent assessments	\$13,364.36
Prepaid assessment total at end of month	\$ 1,327.68 (homeowner prepays)
Unpaid bills	\$0
Cash reserve fund	\$25,065.30 (\$1.06 interest earned in May)

<b>June 2012 Ledger</b>	
<b>Description</b>	<b>Amount</b>
Previous month's ending cash balance	\$27,359.07 (operating funds)
Total income and expenses	\$ 2,756.80 (income/owner assessments) \$ 1,077.92 (admin & fixed expenses)
Current month's ending cash balances	\$29,037.95 (operating funds)
Cumulative delinquent assessments	\$12,947.65
Prepaid assessment total at end of month	\$ 3,604.56 (homeowner prepays)
Unpaid bills	\$0
Cash reserve fund	\$25,066.32 (\$1.02 interest earned in Jun)

3. Please direct any questions regarding this report directly to "Ozzie" Nelson, SVHOA Treasurer. This completes the July Treasurer's Report.

**MOTION** by Mr. Blankenbaker to accept the Treasurers Report as presented;  
**SECONDED** by Dan Harper  
**PASSED** unanimously

**Manager's Report**

- Please refer to attached report

## COMMITTEE REPORTS:

### ➤ ACC:

Lot	Homeowner	Submittal Date	Response Date	Request Type	Detailed Description	Resolution
30	Antonio Santa Cruz	6/15/2012	6/15/2012	House	Solar Window Shade	Approved
36	Isaac Cañez	4/12/2012	5/83/2012	Yard	Privacy hedge	Denied
100	Nicholas and Janette Elan	5/22/2012	5/22/2012	Fence	Letter of notification of non-compliance for fence	In Process
109	Jerry and Jan Bock	5/25/2012	5/30/2012	Fence	Paint fence according to house colors	Approved
117	Mark and Virginia Bretny	6/13/2012	6/21/2012	Pool and shed	New shed and approval for previous pool installation	In Process
149	Ramses Stevens	5/22/2012	5/22/2012	Fence	Letter of notification of non-compliance for fence	In Process

## NEW BUSINESS:

- Discussed transparency regarding the reimbursement to homeowners. Mr. Williamson would like to have all homeowner refunds to be published. It was pointed out that this information is sensitive in nature since it contains listings of delinquency. The refund distribution information will not be made available. It was pointed out that the formula used to determine each homeowner's refund was published in advance in the Polaris Beacon and also included as a cover letter along with the refund check.
- **Switch from bimonthly to quarterly board meetings.**

**MOTION** by Mr. Blankenbaker to switch from bimonthly to quarterly board meetings

**SECONDED** by Mr. Harper

**Discussion:** Board will have Five meetings, four being normal board meetings and one meeting for the annual meeting and election of officers. Meetings will occur on the 2<sup>nd</sup> Thurs. of the first month of each quarter (Jan, April, July, and October). The Annual meeting will be held during the first quarter on the 2<sup>nd</sup> Thurs. of March. Discussion ensued that if something important requiring immediate action were to come up, a notice of a special meeting would be sent out to all homeowners stating location, date and time. These meeting changes will be published on the website as well as the in the Polaris Beacon.

**PASSED** three to one.

**MOTION** by Mr. Blankenbaker to approve written Mission Statement for the Star Valley Board of Directors. The Mission Statement was read aloud to board and homeowners

**SECONDED** by Mr. Harper

During discussion, modifications of the wording were proposed.

**AMENDMENT:** Mr. Blankenbaker moved to accept the Mission Statement with corrections as given below:

The Mission of the Board of Directors of Star Valley Estates Homeowners Association shall be to:

Provide fair and equal treatment to every homeowner in the enforcement of the rules of the HOA.

Manage the common area of Star Valley to best suit the neighborhood without wasting any assets of the community.

Enhance the value of our properties by enforcement of the rules all homeowners accepted when they purchased their homes.

**SECONDED** by Mr. Harper  
**Amendment PASSED** unanimously

- Discussed the possibility of putting a wall/fence separating certain areas to prevent certain undesirables accessing common roads through private property. There has been approval of temporary fences in the past.
- Discussed the date of the refund checks that had been sent. There was approximately 40k dollars refunded to homeowners.

**MOTION** by Dr. Borom to remove Pat Linn from the ARC and replace her with Isaac Cañez  
**SECONDED** by Mr. Harper  
**PASSED** unanimously

#### **ADJOURNMENT:**

**MOTION** by Mr. Harper to adjourn.  
**SECONDED** by Mr. Blankenbaker  
**PASSED** unanimously

**Meeting adjourned at 7:10 PM**

**NEXT MEETING: October 11, 2012 – 6:30pm Ryan Airfield**