

STAR VALLEY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

DATE: May 10, 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
Dan Rohler	Director at Large (arrived at 6:40 PM)

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 homeowners draining pools and entering into others yards.
- Discussed the drainage ditches.

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

(a short Board of Directors meeting was held just prior to the Annual meeting for the purpose of approving the minutes of the January 12, 2012 Board of Directors meeting)

MOTION by Mr. Blankenbaker to approve minutes of March 8, 2012 Board of Directors Meeting
SECONDED by Ozzie Nelson and Dan Harper
PASSED unanimously

OFFICER REPORTS:

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

Memo for the Record

Thursday, 10 May 2012

Subject: Star Valley Homeowners Association Treasurers Report
(Financials Cumulative through 30 April 2012)

1. Reviewed Cadden Management's general ledger spreadsheets (e.g., operating income/expense statement, reserve income/expense statement, and prepay ledger) for the period 1-30 April 2012.
2. Information summary:

Description	Amount
Previous month's ending cash balance	\$26,809.93
Total income and expenses	\$ 1,486.34 (income/owner assessments) \$ 554.90 (administrative expenses)
Current month's ending cash balances	\$27,741.37 (operating assets)
Cumulative delinquent assessments	\$13,325.53
Prepaid assessment total at end of month	\$1083.77 (homeowner prepaids)
Unpaid bills	\$0
Cash reserve fund	\$25,064.24 (\$1.04 interest earned in Apr)

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



Discussed the General Ledger.
Summary of Financials

Operating	Reserve	Delinquencies	Prepaid
\$27775.93	\$25064.24	\$13325.53	\$1083.77

MOTION by Mr. Blankenbaker to accept the Treasurers Report as presented;
SECONDED by Dr. Borom
PASSED unanimously

Manager's Report

- Please refer to attached report

COMMITTEE REPORTS:

- **ACC:**

Lot	Submittal	Response	Description	Resolution
3	1/24/2012	2/23/2012	Car collector's workshop	Approved
23	4/29/2012	5/3/2012	Solar-powered attic fan	Approved
67	3/20/2012	3/28/2012	Security bars on windows	Approved
92	2/20/2012	2/25/2012	16 x 24 workshop	Approved
114	4/10/2012	4/18/2012	Build a mesh protection around garden area	Approved
114	4/23/2012	4/28/2012	Extend patio to wrap around corners of house	Approved

NEW BUSINESS:

Cleaning of channel adjacent to Basin Lot 151.

Pima County Flood Control District is fully responsible for cleaning the drainage ditch along Ironstone, but there is a question regarding responsibility for cleaning the portion adjacent to Basin Lot 151. The County claims that the HOA has responsibility for the section adjacent to Lot 151. Dr. Borom agreed to contact someone at AAA Landscaping, the firm that performs work for Pima County to obtain a quote for doing the work for the HOA at the same time that they will be performing work for the County in the channel and to establish a date for completion.

MOTION by Mr. Blankenbaker to change meetings from bi-monthly to quarterly.

SECONDED by Mr. Harper

Discussion ensued. Dr. Borom brought up the need to continue to keep bi-monthly meetings at least until the dues refund has been completed.

MOTION DENIED, one in favor four opposed.

ADJOURNMENT:

MOTION by Mr. Harper to adjourn at 6:55 PM;

SECONDED by Mr. Blankenbaker

PASSED unanimously

NEXT MEETING: July 12, 2012 – 6:30pm Ryan Airfield