

# STAR VALLEY HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

**DATE:** April 16, 2009  
**TIME:** 6:35 p.m.  
**PLACE:** Santa Cruz Lutheran Church

### ROLL CALL:

Board of Directors Present: Jim Williamson  
Devon Vaughn  
Jill Chamberlain  
Pat Linn  
Bernard McHenry

Board of Directors Absent: None

Management Representation: Cindy Borquez, Community Association Manager  
Minute Taker: Linda Evans

### GUEST SPEAKER:

Gary Bynam from the Drexel Heights Fire Department came to invite the homeowners to the ground breaking for the new fire station at 7200 S Wade Rd.

Mr. Bynam answered questions. The new fire house should cost around \$2 million. The build time is estimated to be 10 months. There is currently only one way in and out of that area and that will be addressed at a future date. There are no plans to shut down any stations. The sirens from the vehicle must be turned on from the time the vehicle is in the street. This particular station's response district will be Star Valley.

### HOMEOWNER INPUT:

Mr. Whitbread addressed the meeting with a letter he had written regarding the Basin.

### CALL TO ORDER:

The meeting was called to order at 6:50 PM by the Association President, Jim Williamson.

### QUORUM

A quorum was established to conduct an official meeting.

### APPROVAL OF MINUTES

**MOTION:** To approve the minutes of the March 19, 2009 Board of Directors Meeting, with the updated presidents report.  
Motion was seconded and passed unanimously.

On the Annual meeting minutes the Board would like the first and last name, so it will show whole name, and lot # shown on record.

### OFFICER REPORTS:

- **President**

Mr. Williamson, President, summarized a written report which is attached to the minutes.

- **Treasurer**

Ms. Chamberlain, Treasurer summarized a written report of which is attached to the minutes.

**MOTION:** To accept the Treasurers report. Motion was seconded and passed unanimously.

**MANAGER'S REPORT**

Mrs. Borquez submitted a written report which is attached to the Executive minutes due to privacy concerns.

**COMMITTEE REPORTS:**

➤ **ACC**

There were 6 requests and 6 approvals. A written report is attached to the minutes.

➤ **Welcome**

No new homeowners reported since the last meeting.

➤ **Yard/Garage Sale**

Tanna Babiak, lot 75, has volunteered to be the Chairman of the yard sale committee. She has agreed that there be a link added to the website, for future yard sale information.

➤ **Basin**

It was reported by the basin committee that there was good news, the hydrology study is complete. There has been verbal approval from the county. The bad news was that it appears that only 2 of the 3 lots can go back to Joe Cesare (SVA). The written report will be attached to the basin committee area of the website.

**OLD BUSINESS:**

Election of Officers-

**MOTION:** To nominate Mr. Williamson for President, Motion was seconded and passed unanimously.

**MOTION:** To nominate Pat Linn for Vice President, Motion was seconded and passed unanimously.

**MOTION:** To nominate Jill Chamberlain for Secretary, Motion was seconded and passed unanimously.

**MOTION:** To nominate Jill Chamberlain for Treasurer, Motion was seconded and passed unanimously.

Bernard McHenry will be a member at large.

Mr. Williamson recognized Devon Vaughn for her service on the Board of Directors. He addressed the Vacant Board positions: if there is anyone interested in becoming a board member please contact Cindy Borquez from Cadden Management or ~~contact~~ the Board through the website.

Polly Bradway was in attendance and was thanked for her years of service, going above and beyond the line of duty for the community. When asked to make a speech Polly stated, "This is a

great place to live and a wonderful community.”

A suggestion was made to post the names of past Board members.

Rules & Regulations distribution- it was reported that the current Rules & regulations were hand delivered to 60% of the community.

**MOTION:** To authorize funds to mail the Rules & Regulations to the remainder of the homeowners who have not yet received them. Motion was seconded and passed unanimously.

#### **NEW BUSINESS:**

- In lieu action for approving meeting minutes in the future-  
**MOTION:** To use action in lieu to approve the meeting minutes in the future and to have that action ratified at each meeting.  
Motion was tabled until next month. This issue will be added to the May agenda. A discussion ensued.
- Waivers (lot 92 trailer, 122 shed and 148 shed).  
**MOTION:** To grant a waiver until August 31, 2009, for lot 092 trailer parking .  
Motion was seconded and passed unanimously.
- Paint approval procedures-  
**MOTION:** To post the approved paint colors from Dunn Edwards on the website with the disclaimer on validity of colors given the differences between computer monitors..  
Motion was seconded and passed unanimously.  
  
A question regarding painting a home the same color was asked, why is an ARF required?  
The Board agreed to put this on the May agenda.
- Possible guest speakers- The Board would like to have guest speakers to discuss relevant issues at future Board meetings.
- Goal Setting- The Board has used May as the goal setting month for the last couple of years. Goals should not be limited to a single year; Mr. Williamson feels we should consider where the community needs to be in 15 to 20 years
  - The survey results should be posted on the website and also sent on a flyer.
  - The deadline of getting this information to Cindy Borquez & the webmaster is May 7<sup>th</sup>.

#### **NEXT MEETING: May 21, 2009**

The next Board of Directors Meeting will be held May 21, 2009 at 6:30 PM. The meeting will be held at the Santa Cruz Lutheran Church.

#### **ADJOURNMENT**

**MOTION:** To adjourn at 8:01 pm. Motion was seconded and passed unanimously.

## President's Report – April 16, 2009

This report summarizes the results of the Annual Meeting and Election Concerns.

I would like to say thank you to our new Yard Sale chairperson Tanna Babiak for stepping up and carrying out a successful yard sale this month. The yard sale would not have been possible if she had not volunteered during the homeowner's input section of the meeting. Any time the Board has an opportunity to hear members of the community voice their opinion it can only make us better. Some of the same concerns and recommendations that were put forth during the Homeowner's Input were also noted on the survey. The Survey is a tool for gathering information. We all have busy schedule and the Board understands that. Your feedback through the survey is greatly appreciated. The results of the survey will be released soon.

The main focus of the Annual Meeting was to fill three Board positions, each for a two-year term. The following members of our community received votes: Dr. Marc Borom, Lot 49; Mr. Ed Mares, Lot 57; Mr. Gene Hugelen, Lot 42; Mrs. Pat Linn, Lot 28; Ms. Jill Chamberlain, Lot 73 and Mr. Jim Williamson, Lot 79. The positions were filled by Mrs. Linn, Ms. Chamberlain and myself. We will all be serving with Bernard McHenry (Mac), whose term expires the spring of 2010.

After the March Annual Meeting, I was contacted about our election procedures. The election was conducted according to the Association governing documents and State Law. In February of this year, notices were sent out that three Board positions were to be filled at the annual election. The Board positions were filled as indicated above. There is a Board vacancy which was/is a separate issue. This vacant position will be filled according to our Association documents. The procedures for filling that vacant position were not part of the election process.

There is reference made in our Bylaws on nominations made from the floor. I would like to expand on the Bylaws reference. Yes, I did state at the annual meeting that nominations cannot be made from the floor. Arizona State Statute prohibits such practice, the same as it prohibits the use of proxies. Nominations from the floor may have occurred prior to my tenure on the Board, but I will not comment on what procedures may have been used prior to my becoming a Board member.

The release of actual vote counts is the same now as it was at the first election of members in 2002. That procedure has not changed. I'm sure we all have an opinion on how the results should be handled, and it will differ from person to person. Cumulative voting is an integral part of the election process as well. The governing documents of the Association allow for this process to be used. That is why when the election packages were sent out, we included a sample ballot to help explain the process (cumulative voting). I'm not saying our system is perfect, but if we want to improve it, let's do it together.

Thanks to all who participated in the process whether you were there in person or took advantage of the self-addressed, stamped envelope.

The overall purpose of the election process is to help establish and administer our system of standards. Conflicts should only arise when our individual standards fall below what is required by the Association governing documents. We sometimes focus on the few that have fallen short of the standards, which we must address. They only account for a few individuals. The majority of you exceed those standards, which is why I feel privileged to serve on behalf of this

Association.

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For April 16, 2009  
March Month-end Balances

Summary of Financial Report	Balance
Operating Account Balance	8,852.38
Reserve Account Balance	4,608.78
Reserve Investment Account*	20,190.38
Delinquent Balances**	4,247.23
Prepaid	4,238.02
Income	3,411,41
Expenses	5,120.74

Observations/Concerns:

- \* Statements issued quarterly, not monthly. Total does not include 1<sup>st</sup> quarter 2009 interest as Cadden has not received statement.
- \*\* Delinquent Balance amounts no longer include Cadden revenue for collections fees.
- Overall, we are in good shape on the budget at this time. We paid the Psomas bill, Tier 1 and Tier 2 out of the operating fund.

Observations/Recommendations:

- We have moved to a modified accrual method of bookkeeping, which will recognize the delays in payments (delinquency) in the books better than the previous cash basis. The totals that we report each month may need to be modified. The new treasurer and Board should review the reporting to ensure that it still meets our needs.
- We did not see the same backup reported with the financials, this is being discussed with Cadden.
- Until such time as the financials have been running cleanly for 6 months, we need to apply extra oversight and diligence to reviewing the reports.

## ACC Report

Lot #	Request Date	ACC Receive Date	Response Date	Request	Resolution
28	2/11/2009	2/26/2009	3/5/2009	Shed	Approved
60	3/4/2009	3/5/2009	3/9/2009	Paint House Barley	Approved
140	2/21/2009	2/26/2009	3/9/2009	Widen gate	Approved
121	3/6/2009	3/6/2009	3/20/2009	New block wall	Approved
107	3/9/2009	3/12/2009	3/20/2009	Paint Scheme #2	Approved
92	3/30/2009	3/30/2009	4/13/2009	Fence and block wall	Approved

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## Basin Committee Report

The Basin committee report will be posted on the Website ([Starvalleyestates.org](http://Starvalleyestates.org)).

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