

STAR VALLEY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

DATE: February 19, 2009
TIME: 6:28 p.m.
PLACE: Santa Cruz Lutheran Church

ROLL CALL:

Board of Directors Present: Jim Williamson
Devon Vaughn
Jill Chamberlain
Polly Bradway
Bernard McHenry

Board of Directors Absent:

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

HOMEOWNER INPUT:

A Homeowner referenced the questionnaire that had been recently sent out. He felt that the question regarding Toy haulers, and ATV's etc. were two different subject matters incorrectly joined. Mr. Williamson explained that the survey is a tool that the Board can use to see what interests homeowners: not that the CC&R's would be changing.

Mr. Hugelen brought to the attention of the Board that he wanted to paint his house in November of 2008 and that he received the response on January 23, 2009, that he can paint it and he was painting it the same color it currently is. He wanted to know why a homeowner would be required to submit a request when the color is from the approved color schemes. The Board recommended that his question be an item on a future agenda. Mr. Hugelen also urged the other homeowners at the meeting to paint their homes and look for cracks and other damage to the exterior of their homes.

A homeowner questioned why would the community want the basin filled in. He also stated that wildlife was living in the basin and to fill it in would create a problem for the wildlife. The Board informed the homeowner they were not looking into filling it in but, rather turning it back over to the builder. The homeowner wanted to see a copy of the Psomas report. The Board stated they had not received a completed copy of the study yet, but, it will be made available to all homeowners after it has been reviewed by the Board.

Question was posed "how much did the study cost?" At the present time, the study has cost \$1940.00 which was authorized by the Board. Note: \$1940 was only for Tier 1 of the study. Tier 2 is in progress.

CALL TO ORDER:

The meeting was called to order at 6:28 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 January 15, 2009 Board of Directors Meeting, as amended.
Motion was seconded and passed unanimously.

OFFICER REPORTS:

- **President**

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

- **Treasurer**

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

There are currently about 50 lots that are delinquent, with about 10 of them being fairly serious. The Delinquency numbers presented are not audited results.

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

MANAGER'S REPORT

Mrs. Borquez submitted a written report which has been summarized. She checked on reporting delinquent homeowners to the credit bureau. Sentinel Recovery was the only collection agency that would take homeowner association delinquencies and report to the credit bureau but they have turned their business over to an attorney. If a homeowner is turned over to an attorney they are not reported to a credit bureau. With the concurrence of the Board, an attorney can place a lien on the home.

COMMITTEE REPORTS:

- **ACC**

The ACC report was given by Mrs. Borquez.

ARF request lot 42, house painting was approved.

ARF request for lot 28, shed was denied.

- **Welcome**

No new homeowners reported since the last meeting.

- **Yard/Garage Sale**

The chairman of the garage sale committee has resigned. Devon Vaughn informed the Board that the "garage sale" signs have been damaged, so new ones will be needed.

- **Basin**

No report was provided

OLD BUSINESS:

- **Psomas report-**

Refer to homeowners input on Tier 1 cost

- **Website updates-**

Devon Vaughn said she had not received the map email sent by Mr. Williamson.

- **Management contract-**

Mr. Williamson went over the contract with John Price of Cadden Community Management. Below is a summary of some of the contract changes:

1. The contract is specific to Star Valley.
2. The cost to the Association has not changed.
3. The draft minutes will be made available to the Board within 7 days of the meeting.
4. Violations will be reported to the Board within 4 days after a site visit.
5. Attachment A is now itemized.
6. Statement vs. coupon books, the Association chooses which to use.

7. Resale disclosure fee is due at closing and is the responsibility of the homeowner.

MOTION: To accept the Cadden contract dated February 19, 2009. Motion was seconded and passed unanimously.

- **Rules and regulations**

MOTION: To accept the Rules & Regulations with an effective date of implementation of May 1, 2009. (Motion number 2009-2-19-001) Motion was seconded and passed unanimously.

MOTION: To fund copies of the Rules & Regulations to be available for pickup at the Annual meeting. Motion was seconded and passed unanimously.

- **Credit bureau reporting research**

See managers report above for details.

- **Waivers and Variances Amendment**

Mr. Williamson would like to amend the Design Guidelines to include the motion that was passed August 19, 2008 in reference to waivers and variances.

MOTION: To amend the Design Guidelines with the verbiage that was passed in August on waivers and variances. Motion was tabled for lack of a second.

NEW BUSINESS:

- **Insurance**

The board has requested that Cindy notify the Board at least 90 days in advance on when the insurance is due.

Note: The Board also requests that Cindy create a Calendar of yearly due dates for the Board.

- **2008 tax filing**

Cindy informed the Board that taxes need to be filed by March 15, 2009.

MOTION: To request Edward Jeffery CPA to prepare the taxes and compilation audit for the 2008 Association taxes. Motion was seconded and passed unanimously.

- **Water at basin for irrigation.**

MOTION: To have Cadden contact the City and have the water at Resthaven turned off officially for the drain basin. Motion seconded. Discussion ensued. Motion passed unanimously.

Note: since there is no water flowing, the backflow test should not be required.

- **Refreshments for the Annual Meeting.**

MOTION: To provide bottled water for the Annual Meeting. Motion was seconded and passed unanimously.

ADJOURNMENT

MOTION: To adjourn at 7:45 pm. Motion was seconded and passed unanimously.

NEXT MEETING: March 19, 2009

The next Board of Directors Meeting will be held March 19, 2009 at 6:30 PM. The meeting will be held at the Santa Cruz Lutheran Church. Note: The Annual Meeting will immediately follow the regular meeting, at 7:15 p.m.

President's Report – February 19, 2009

I would like to touch on 5 topics as follows:

- Tumbleweeds
- The Psomas Hydrology report
- Two meetings in March
- Focus of the Board
- The vacant Board position

I would like to begin with the last, first, which is the vacant Board position. I would like to introduce Mr. Bernard McHenry as the new member of the Board. It was decided unanimously by the Board to appoint Mr. McHenry (Mac) to fill the open director's seat recently vacated. Mac will serve the remaining term which ends March, 2010.

Next, I would like to touch on Tumbleweeds. At the last meeting, I stated that tumbleweeds were not permitted anywhere on the lot, I misspoke. I would like to reference you to the Design Guidelines dated February, 2008, page 14, item R, which addresses Russian Thistle, which we all know as tumbleweed. You can read the Design Guidelines yourself, and draw your own conclusions.

Some of you have been wondering about the Hydrology Study. As of this time, the report that has been compiled by Psomas has not been reviewed by the Board. It is being reviewed by the County Flood Control Division. The Board will make a decision on when and how it will be released to the community.

I would like to remind the community that in March there will be two meetings held. First will be the regular meeting, which starts at 6:30 p.m. At the conclusion of that meeting, the Annual Meeting of Members is scheduled, and should start around 7:15 p.m. Also, the Annual Meeting packages have been mailed, and you should be receiving them shortly, if you haven't already.

Lastly, it is my hope that future Board meetings focus on the core purpose of the HOA, which is the enforcement of the governing documents. For the last couple of years, this Board has been working diligently to update the governing documents, including the procedures that we use to conduct business, which we and the homeowners should follow. It is now time to enforce the rules we all signed on to follow, when we all became members of this community.

I, as well as my fellow Board members always look forward to hearing from you, the positive as well as the negative. Please let us know how we can be of service to you.

Thanks.

Jim Williamson

Jim Williamson
Star Valley Association President

STAR VALLEY TREASURER REPORT

For February 19, 2009

| Summary of Financial Report | Balance |
|-----------------------------|-----------|
| Operating Account Balance | 10,752.38 |
| Reserve Account Balance | 4,608.04 |
| Reserve Investment Account* | 20,190.38 |
| Delinquent Balances** | 6,075.60 |
| Prepaid | 1,188.34 |
| Income | 2,876.29 |
| Expenses | 3,145.64 |

Observations/Concerns:

- * Statements issued quarterly, not monthly.
- ** Delinquent Balance amounts include Cadden revenue for collections fees. This was supposed to be corrected starting with the January statements. We have an open question into Cadden about where/how this was done.
- Overall, we are in good shape on the budget at this time. We paid the Psomas bill, Tier 1, out of the operating fund.

Observations/Recommendations:

- We are moving to a modified accrual method of bookkeeping, which will recognize the delays in payments (delinquency) in the books better than the previous cash basis.
- We continue to see an increase in the backup reported with the financials in January, including backup for Cadden miscellaneous charges.
- 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.