

STAR VALLEY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Minutes

DATE: March 19, 2009
TIME: 6:30 p.m.
PLACE: Santa Cruz Lutheran Church

ROLL CALL: Jim Williamson, President
Devon Vaughn, Secretary
Jill Chamberlain, Treasurer
Bernard McHenry, Director

MANAGEMENT: Cindy Borquez, Community Association Manager
Minute Taker: Cindy Borquez

A quorum was established to conduct an official meeting

Approval of February 19, 2009 Minutes –

Motion to approve the February 19, 2009 minutes as written was seconded and approved.

OFFICER REPORTS:

President: Mr. Williamson reported that there is a vacant position that arose from a resignation following the February Board Meeting. This Board position will be filled by a Board appointment, in accordance with the governing documents of the association. Mr. Williamson will give his report at the annual meeting which will follow this Board of Directors meeting. A copy of that report has been attached to these minutes.

Treasurer: Ms. Chamberlain presented a report which is attached to these minutes.

Motion: to accept the Treasurer's report as presented, seconded and approved.

MANAGER'S REPORT: this is a summary of information from the manager's report. (1) the erosion at the end of Resthaven has been patched by the county. (2) the water was disconnected on 03-05-09 for the basin irrigation. (3) Lantz has sprayed for weeds around the basin.

COMMITTEE REPORTS:

ACC – No report was given..

Welcome – The welcome committee report will be given at the annual meeting which will follow this meeting. A copy of that report is attached to these minutes.

Basin – Dr Borom committee co-chairman stated the county, requested additional drawings and that no decision have been made. The basin committee has submitted a year end report that is attached to these minutes.

OLD BUSINESS:

Yard/Garage sale committee recently lost its chairman and there is no volunteer to head up the committee.

Motion: To cancel the April 4th yard sale, it was second and passed

NEW BUSINESS:

Action in lieu: to extend the RV parking time for lot 140

The board ratified Lot 140 waiver request to allow them to park their RV in the driveway until the wall is finished, but not to exceed 30 days (April 20 will be the reference date for the 30 day waiver extension).

NEXT MEETING: April 16, 2009

Motion to adjourn the meeting at 6:52 PM, seconded and passed

These minutes were corrected on April 7, 2009
These minutes were approved on April 16, 2009

President's Report

1) Accomplishments

a) Rules & Regulations published

Over the past year, this Board has hammered out what we felt would best serve the community. The governing documents of the Association are very broad in certain areas. Those same documents authorize the Board to enact Rules & Regulations. Each of you should review the Rules & Regulations that this Board approved in a regular meeting of the Board of Directors that has an effective date of implementation of 1 May, 2009.

b) Yard/Garage Sales

Again this year we had two successful yard/garage sales, one last spring and the latest one being in the fall of 2008. It is my hope that you the members of this community were fortunate enough to take advantage of the aforementioned events. The Board needs your help in the future to continue events such as this.

c) Basin

The basin disposition has not been finalized, but preliminary reviews are very encouraging that it is no longer necessary as presently designed. I'm not aware of any intentions that the Board has to revert the Basin, if not needed, to the developer, as it is stated in our governing documents. But the final determination was not available at the time of this report.

d) Budget

i) Management contract cost

The management contract cost did not increase for 2009 calendar year; although I feel that the services required from the company did increase significantly. The additional services should decrease turnaround time on requests, such as ARF's, waiver requests, and meeting minutes.

ii) Basin expenditures reduced

Although we have not rid ourselves of all basin expenditures, we have made a tremendous cut on expenditures for the basin, which is one of the reasons funds were available to help offset the cost of the hydrology study.

iii) Reserve investment

The Board decided mid-2008 to invest a portion of our reserve monies in a higher rate of return investment account. If I were to estimate, although I am not an accountant, we are yielding roughly a 3000% gain compared to last year at this time.

2) Thanks to the following:

a) Committees

i) Welcome Committee - Mr. and Mrs. Curtin

ii) Yard Sale/Garage Sale - Mrs. Hildman and company

iii) ACC – Mr. Hodge, Mr. Hildman, Mr. Perry

iv) Basin Committee – Mrs. Bradway, Dr. Borom, Mr. Blankenbaker, Mr. Brees, Mr. Curtin

b) Board Members –

I would like to thank Mrs. Bradway, Mrs. Vaughn, Ms. Chamberlain, Mr. Hodge and Mr. McHenry as well as all those Board members that have served in the past. There are too many names for me to try

to recall at this time. Please do not feel overlooked, because your names will forever be listed in our history, commonly referred to as "The Meeting Minutes".

c) Homeowners

Whether you have served on a committee, presently serve on the Board, or served in the past on the Homeowners Association Board, for Star Valley Estates, one thing we all have in common, we're all homeowners. We should commonly refer to ourselves as neighbors. Don't be so quick to judge your neighbor, until you judge yourself first, try walking in someone else's shoes.

d) Unknown volunteers

We see your footsteps, but we don't always put a name with the face. For example, we have a webmaster. Our webmaster, Jim Lamb, have you seen his face? He is a tremendous asset to me and the community. His work is the face that everyone sees when they visit us on the internet, thank you, Jim. We don't always know your name when we see you picking up trash or weeds in the common area, picking up your neighbor's paper while they are out of town, so it doesn't detract or attract the wrong attention. Some of us walk past the basin, while others walk in the basin just to pick up the trash and debris. Some walk their dogs, others pick up the poop. Let's come together and define what type of community we choose to be. Can we simply make it a better place for all?

Jim Williamson

President

Star Valley Estates Homeowners Association

Treasurer's Report

For March 19, 2009
February Month-end Balances

Summary of Financial Report	Balance
Operating Account Balance	10,561.71
Reserve Account Balance	4,608.39
Reserve Investment Account*	20,190.38
Delinquent Balances**	4,722.71
Prepaid	1,338.24
Income	1,219.27
Expenses	1,409.24

Observations/Concerns:

- * Statements issued quarterly, not monthly.
- ** Delinquent Balance amounts no longer include Cadden revenue for collections fees. January statements were restated, and Cadden fees will be eliminated from this total going forward
- Overall, we are in good shape on the budget at this time. We paid the Psomas bill, Tier 1, and are paying 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. That will be left to the new treasurer and Board to determine.
- We continue to see an increase in the backup reported with the financials, 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.

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ANNUAL MEETING COMMITTEE REPORT
MARCH, 2009

COMMITTEE NAME:

Basin Committee

COMMITTEE DUTY/FUNCTION:

To outline the issues involved and methods to be used in bringing the basin issue to a reasonable, logical, speedy resolution that is in the best interests of the community.

At the November 20, 2008 meeting, the Board expanded the function of the Committee to organize (with Psomas) the completion of Tier 1 of a hydrological survey. Completion of Tier 1 would provide an initial determination of whether or not the basin was needed.

Upon receipt of the results of Tier 1 of the study (which indicated that the basin was no longer necessary), the Board again expanded the function of the Committee and directed them to organize the completion of Tier 2 of the hydrological survey with Psomas. Tier 2 of the survey would provide documentation to Pima County to solicit their confirmation that the basin was no longer necessary.

2008 EXPENDITURES:

2008 expenditures include:

Town Hall Meeting	\$75.00
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2009 EXPENDITURE REQUEST

Future expenditures will remain within the budget which was unanimously established and approved by the Board. The motion approved an amount not to exceed \$10,000 for completion of Tier 1 and Tier 2 of the hydrological survey.

2009 expenditures to date:

Psomas – Tier 1 of Hydrological survey	\$1,940.00
Psomas – Tier 2 Initial Submission	\$3,220.00

COMMITTEE REPORT MARCH 2009

COMMITTEE NAME

Welcome Committee

COMMITTEE FUNCTION

Welcome new home owners to community
First introduction to HOA

List of New Homeowners for 2008

- 1.Homeowners: Hall and Gildea 7264 W Timberleaf DR. HOA expense \$50.00
2. Homeowners: Holguin 7064 W Cherry Tree PL. HOA expense \$50.00

2008 EXPENDITURES

TOTAL 2008 EXPENDITURES \$100.00