

# STAR VALLEY HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING MINUTES

**DATE:** May 21, 2009  
**TIME:** 6:30 p.m.  
**PLACE:** Santa Cruz Lutheran Church

### ROLL CALL:

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

Board of Directors Absent: None

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

### GUEST SPEAKER:

Three Firefighters from the Drexel Heights Fire Department talked about fire safety and other programs available to citizens in general. Below are some of the services they will provide/recommend:

- Drexel Heights Fire Department Board of Supervisors meeting at Station 1, Camino Verde and Ajo held the third Friday of every month. The meetings are open to the public. The meeting agendas are posted at each station.
- A camp for cadets for children between the ages of 12-14 years old, a good way to learn what a firefighter does.
- Paramedics offer free blood pressure checks. They will help you keep track so it can be reviewed by your doctor.
- Fire extinguisher inspections if you bring it in. Fire extinguishers normally last 5 years
- CPR and first aid classes are offered at \$5 each. Classes are held the first Saturday of the month.
- Clearing 25 to 30 feet around your house to reduce wildfire threats.
- Burn permits are issued through the fire department. Recreational burns are permitted, see their website for details.
- [drexelfire.net](http://drexelfire.net) is their website

### HOMEOWNER INPUT:

None at this meeting

### CALL TO ORDER:

The meeting was called to order at 6:51 PM by the Association President, Jim Williamson.

### QUORUM

A quorum was established to conduct an official meeting.

### APPROVAL OF MINUTES

**MOTION:** The April 16, 2009 Board minutes were approved in an action in-lieu. It was ratified at this meeting (see attachment 1).

## **OFFICER REPORTS:**

- **President**

There was no President's Report presented.

- **Treasurer**

Ms. Chamberlain summarized a written report (see attachment 2).

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

## **MANAGER'S REPORT**

Mrs. Borquez submitted a report (see attachment 3).

## **COMMITTEE REPORTS:**

- **ACC**

No report this month.

- **Welcome**

No new homeowners reported since the last meeting.

- **Yard/Garage Sale**

No report this month

- **Basin**

Dr. Borom reported: We currently have verbal approval given by Bill Zimmerman of PCFCD of the elimination of lots 152 and 61 as basins but requiring retention of lot 151 for detention of floodwaters. The committee made recommendations to the Board regarding future steps in resolving the Basin Issues. (See attachment 4).

## **OLD BUSINESS:**

- In lieu action for approving meeting minutes in the future:

Cindy Borquez looked into this and found that the minutes can be approved with an action in-lieu and then ratified at the next Board meeting. The Board agreed to use this process for regular meeting minutes going forward.

- Variances and waivers amendment to the Design Guidelines: the Board approved in August, 2008 who would make the determination on Variances versus Waivers.

**MOTION:** to have the Design Guidelines modified to reflect the motion that was passed in August regarding waivers and variances. Motion was seconded Discussion ensued. Motion passed unanimously. Note: Motion number 052109-001 for tracking reference.

- Release of Survey Results

**MOTION:** to attach the survey results, (tabulation and comments) to the May minutes.

Motion was seconded and passed unanimously. The tabulated survey is shown in Attachment 5.

The comments from the survey are shown in Attachment 6.

## NEW BUSINESS:

1. Paint approval procedures:

**MOTION:** To modify the Design Guidelines to reflect: Homeowners can paint their homes the same color as current, or stay within the approved paint schemes as stated in the Design Guidelines. If these procedures are followed, no ARF will be required.

Motion was seconded, discussion ensued and motion passed unanimously.

Note: Motion number 052109-002 for tracking reference.

2. Website to contact committee members:

**MOTION:** To modify the website to set up a general address for each standing committee providing each committee member agree, so homeowners can contact the individual committee.

Motion was seconded and passed unanimously (Jim Williamson to be the point of contact in securing the agreement of the committees). The yard/garage sale committee chairperson has already agreed, and the link is in place on the website.

3. Psomas Refund

**MOTION:** To contact Psomas to request a refund of the additional \$1672.50 that was required as a result of their calculation error.

Motion was seconded and passed unanimously.

Jim Williamson and Jill Chamberlain will be the P.O.C.

4. Negotiations with SVA/Cesare

Tabled Will be added to the June agenda. (When the final report has been approved by the county, the Board will review its options.)

5. Basin fence removal:

**MOTION:** to have Cindy Borquez get bids on the cost to remove and dispose of the fence.

Motion was seconded and passed unanimously.

Discussion ensued.

Cindy Borquez will find out what the insurance requirements are regarding the fence.

6. Nominating committee and Chairperson

There are no volunteers at this time.

This will be an ongoing agenda item.

7. Goals

Mr. Williamson went around the table, requesting each person state at least one goal that they felt the Board should focus on in the future:

- More community involvement
- Giving homeowners more individual control of their back yard planting.
- More efficient weed control.
- Final determination on the Basin status.
- Continue with current hearing process.
- Community E-mail directory (newsletters, minutes and other updates).
- More paint schemes added to current palette
- Bolster the social environment (social committee)
- Do a special trash pick up.
- Eliminate speeding throughout the community
- HOA to manage ourselves (without the need for a professional management company).  
Correct the street signs that are incorrect (no outlet sign on Brightwater)
- Construct a meeting hall/community center.

**NEXT MEETING: June 18, 2009**

The next Board of Directors Meeting will be held June 18, 2009 at 6:30 PM. The meeting will be held at the Santa Cruz Lutheran Church.

**ADJOURNMENT**

**MOTION:** To adjourn at 8:23 pm. Motion was seconded, meeting was adjourned.

APPROVED

Attachment 1

## Meeting Approval Action-in-Lieu

I approved of the April Regular Board meeting Minutes. The Executive Minutes are not Attached. Note; the minutes attached were two Versions from the regular meeting. The Executive minutes can be approved at the meeting, because they are not released to the public. But Cindy needs a copy so they can be included in the board package.

Jim Williamson  
President  
SVE HOA

Hi,  
I approval the regular April 2009 minutes.  
Pat Linn

I approve.

Bernard mchenry

Folks -

Here is where we stand on the approval of the minutes:

|                  |          |           |
|------------------|----------|-----------|
| Bernard McHenry  | Regular  | Executive |
| Pat Linn         | approved | approved  |
| Jim Williamson   |          | approved  |
| Jill Chamberlain | approved | approved  |

I have attached another copy for review. Please review and approve.

By sending these, I also indicate my approval of both regular and executive minutes.

Jill

## Treasurer's Report

For May 21, 2009

April Month-end Balances

| Summary of Financial Report | Balance   |
|-----------------------------|-----------|
| Operating Account Balance   | 8,636.54  |
| Reserve Account Balance     | 4,609.15  |
| Reserve Investment Account* | 20,190.38 |
| Delinquent Balances**       | 5,537.23  |
| Prepaid                     | 1,111.13  |
| Income                      | 2,648.91  |
| Expenses                    | 2,864.95  |

### Observations/Concerns:

- \* Statements issued quarterly, not monthly. Total does not include 1<sup>st</sup> quarter 2009 interest as Cadden has not posted the interest. I spoke to Cadden, and the March statement reflected approximately \$77 in interest which will be posted to the May finances. Cadden needs to find a better way to get the interest posted in a timely fashion.
- \*\* Delinquent Balance amounts no longer include Cadden collections fees. Fees and interest are included in this balance.
- The budget is on track. We have paid Psomas a little over \$6800, which was not in the budget; however, we had excess funds in the operating account that we used.

### Observations/Recommendations:

- We need to write-off the uncollectible accounts, and report the balances monthly.
- 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.

**Manager's Report**

By: Cindy Borquez

**Star Valley Estates  
HOMEOWNERS ASSOCIATION**

Board of Director's Meeting

**DATE:** May 12, 2009

**Items Completed:**

- Site tours completed on April 23<sup>rd</sup> with Mr. McHenry and May 7<sup>th</sup> with Mr. Williamson. Violation letters sent to homeowners
- Lot 92 correspondence and phone call with homeowner, approval letter sent to homeowner on April 21<sup>st</sup>.
- Collection letters sent to homeowner per Board request. Board wrote the letters and they are saved on server for future use.
- Make binders for minutes, one for Secretary and one for Manager's office
- Attended ground breaking for new fire station to be build on Wade Road.
- Delinquent letters sent to homeowners.
- Fielded phone calls and emails with homeowners and Board of Directors

## Basin Committee Report

### RECOMMENDATIONS

- 1) Authorize members of the Basin Committee to meet with Cesare to determine his reaction to the reverting of maintenance responsibility to SVA and to discuss further options. The Committee proposes the following steps.
  - A) **Present an invoice** for the hydrology study to SVA. The invoice will let Cesare know that we have spent several thousand dollars in his behalf. If he agrees to pay the costs, that would be great. If he refuses to pay the costs, our having spent the time and money to get the job done should be worth something and should serve as a bargaining chip in trying to get him to assume responsibility for all three lots.
  - B) **Discuss the following Options:**
    - a) **First priority** is to try and get Cesare to accept maintenance responsibility for all the lots. If he agrees, the Granting Deed would have to be revoked and all the associated statements in the CC&Rs would have to be removed. We can argue that his maintenance equipment would have to pass through lot 151 in servicing both lots 152 and 61, so why not just do the right thing and maintain all three. By the way, the HOA has never been the owner of any of these lots.
    - b) **Second priority** is to accept responsibility for maintenance of lot 152 with no shared expenses with Cesare. That way we have control over what the expenditures would be. Cesare should accept all responsibility for maintenance of the fencing and all the irrigation since the majority of the fencing protects his property.
    - c) **Third priority** is to share maintenance costs of lot 152 with Cesare. The downside here is that Cesare would have control over the maintenance costs associated with his equipment and labor and those could be very high.
- 2) The Committee will provide a report to the Board for their action.

Report of the Basin Committee  
Thursday May 21, 2009



## Star Valley Estates Homeowners' Association Member Survey - 2009

### Results

We received 40 surveys in total. Of those surveys, not every survey had every question answered, and there were no questions that received an answer from all 40 homeowners. Consequently, the numbers never add to 40, looking at agree and disagree.

#### PART I

|   |                |                   |
|---|----------------|-------------------|
| <b>WEEDS — My neighbors should be free to:</b>  | <b>I Agree</b> | <b>I Disagree</b> |
| <b>1.1</b> Let his/her weeds grow anywhere on their property, if they so choose, without incurring any penalties (financial or other) from the HOA.   | <b>8</b>       | <b>29</b>         |
| <b>PARKING — My neighbors should be free to:</b>  | <b>I Agree</b> | <b>I Disagree</b> |
| <b>1.2</b> Park on the unpaved areas in the front yard of their home, as often or as long as they choose, without incurring any penalties (financial or other) from the HOA.                                      | <b>18</b>      | <b>18</b>         |
| <b>1.3</b> Park or store any type of vehicle on their property (commercial vehicle, ATVs, hauler trailers, or otherwise), without incurring any penalties (financial or other) from the HOA.                      | <b>14</b>      | <b>20</b>         |
| <b>RV STORAGE — My neighbors should be free to:</b>   | <b>I Agree</b> | <b>I Disagree</b> |
| <b>1.4</b> Park or store recreational vehicles, motor homes, trailers and other similar vehicles on any portion of their property, whether or not the property is walled, as long as it meets county regulations. | <b>16</b>      | <b>20</b>         |
| <b>1.5</b> Use a recreational vehicle stored on their property, as living quarters—for however long they choose, without incurring any penalties (financial or other) from the HOA.                               | <b>10</b>      | <b>27</b>         |
| <b>1.6</b> Place a pre-fabricated home or mobile home anywhere on their lot as long as it meets county regulations.   | <b>10</b>      | <b>27</b>         |
| <b>NUISANCE — My neighbors should be free to:</b>   | <b>I Agree</b> | <b>I Disagree</b> |
| <b>1.7</b> Behave as they desire, hold loud parties, play loud music, ignore barking dogs, create engine noise, or disruption of any kind, without incurring any penalties (financial or other) from the HOA.     | <b>10</b>      | <b>28</b>         |
| <b>1.8</b> Leave outside lighting on, 24-hours a day if they so choose.   | <b>17</b>      | <b>16</b>         |
| <b>TRASH / DEBRIS — My neighbors should be free to:</b>   | <b>I Agree</b> | <b>I Disagree</b> |
| <b>1.9</b> Leave trash, litter, junk, or building materials exposed and visible from any neighboring lot or street, without incurring any penalties (financial or other) from the HOA.                            | <b>5</b>       | <b>33</b>         |
| <b>1.10</b> Leave their trash can(s) sitting out and viewable, from the street and adjoining lots, without incurring any penalties (financial or other) from the HOA.   | <b>13</b>      | <b>24</b>         |
| <b>ARCHITECTURAL IMPROVEMENTS — My neighbors should be free to:</b>   | <b>I Agree</b> | <b>I Disagree</b> |
| <b>1.11</b> Build any type of wall or fence in the front yard that meets county code.   | <b>19</b>      | <b>19</b>         |
| <b>1.12</b> Paint their home any color they choose.   | <b>14</b>      | <b>18</b>         |
| <b>1.13</b> Use high-pressure sodium lights or decorative lighting of any kind, in the yard, as long as it meets County Regulations, without incurring any penalties (financial or other) from the HOA.           | <b>20</b>      | <b>17</b>         |
| <b>1.14</b> Have a basketball hoop or similar apparatus permanently located in the front of the home and visible from the street, without incurring any penalties (financial or other) from the HOA.              | <b>16</b>      | <b>22</b>         |
| <b>1.15</b> Plant vegetation of any species, anywhere on their property, including the front yard.  | <b>25</b>      | <b>12</b>         |

| <b>HOME BUSINESS — My neighbors should be free to:</b>  | <b>I Agree</b> | <b>I Disagree</b> |
|---|----------------|-------------------|
| <b>1.16</b> Run a legal business from their home, as long as it meets county regulations, even if it affects traffic flow on my street. Such a business might include a: dog breeding kennel, day care center, auto repair clinic, sewing/alterations, etc. | 13             | 23                |
| <b>1.17</b> Keep as many animals on the property as the county legally allows.  | 17             | 18                |

| <b>RENTERS — My neighbors who are renting their homes:</b>   | <b>I Agree</b> | <b>I Disagree</b> |
|--|----------------|-------------------|
| <b>1.18</b> Should be treated the same as resident owners and should be expected to follow the governing documents of the community. | 34             | 0                 |
| <b>1.19</b> Should automatically be given, at HOA expense, a copy of the governing documents for the community.                      | 20             | 15                |
| <b>1.20</b> Should automatically receive a copy of the governing documents for the community, and be billed for the copies.          | 17             | 17                |

**PART II**

| <b>ELECTED BOARD MEMBERS — My neighbor should have the right to:</b>   | <b>I Agree</b> | <b>I Disagree</b> |
|--|----------------|-------------------|
| <b>2.1</b> Serve as a member of the HOA Board— although he/she is currently not an HOA member in good standing, due to delinquency in paying HOA assessments, or other fines, or non-compliance with penalties previously assessed by the HOA. | 7              | 27                |
| <b>Star Valley HOA Monthly Board Meeting:</b>  | <b>I Agree</b> | <b>I Disagree</b> |
| <b>2.2</b> Meeting start times affect my ability to attend.  | 12             | 22                |
| <b>2.3</b> Meetings should start later in the evening to encourage more attendance.  | 11             | 23                |
| <b>2.4</b> Are not important to me, so I do not attend.  | 8              | 23                |

**PART III**

| <b>Place an “x” in the box opposite each statement.</b>   | <b>I Agree</b> | <b>I Disagree</b> |
|---|----------------|-------------------|
| <b>The HOA Board of Directors should, as soon as it is possible:</b>  |                |                   |
| <b>3.1</b> If the basin is released back to the developer, begin the steps necessary to disband the HOA since, if there is no community property (basin), there is no legal requirement for an HOA. | 18             | 19                |

**PART IV**

| <b>In 2009, the HOA should</b>   | <b>I Agree</b> | <b>I Disagree</b> |
|--|----------------|-------------------|
| <b>4.1</b> Hold a neighborhood BBQ, paid for by the HOA  | 11             | 24                |
| <b>4.2</b> Hold a neighborhood BBQ, paid for by those who choose to attend.  | 14             | 20                |
| <b>4.3</b> Schedule a garage sale, advertisement at HOA expense.   | 18             | 18                |
| <b>4.4</b> Schedule a special-trash collection day at HOA expense.   | 17             | 19                |
| <b>4.5</b> Recreate a Covenants Committee to perform neighborhood monitoring tasks and ensure that governing documents are being enforced. | 13             | 21                |

Several surveys included comments around questions, in addition to what was received in Part V. The comments were captured verbatim.

Comments were received as follows:

| Question # | Question   | Comment  |
|------------|--|--|
| 1.1        | Let his/her weeds grow anywhere on their property, if they so choose, without incurring any penalties (financial or other) from the HOA.   | <ol style="list-style-type: none"> <li>1. Not permanently</li> <li>2. The survey is too broad</li> <li>3. weeds are a very sore subject for some. They are very time consuming and costly to maintain. Had the builder included some preventive measure when they sold the house or warned us of the enormous burden we would be facing, I would agree with the "all or none" structure of your question, but they didn't. I think the weeds should be controlled on any portion of a person's property that has been landscaped (improved). The rest should be at the homeowner's discretion</li> </ol> |
| 1.2        | Park on the unpaved areas in the front yard of their home, as often or as long as they choose, without incurring any penalties (financial or other) from the HOA.                                      | Next to drive yes, front yard no   |
| 1.3        | Park or store any type of vehicle on their property (commercial vehicle, ATVs, hauler trailers, or otherwise), without incurring any penalties (financial or other) from the HOA.                      | <ol style="list-style-type: none"> <li>1. In back</li> <li>2. In back yard ok</li> <li>3. If in wall yes, commercial vehicle?</li> <li>4. Depends on their wall</li> </ol>   |
| 1.4        | Park or store recreational vehicles, motor homes, trailers and other similar vehicles on any portion of their property, whether or not the property is walled, as long as it meets county regulations. | <ol style="list-style-type: none"> <li>1. In back</li> <li>2. In back yard ok</li> <li>3. Yes, within wall</li> </ol>  |
| 1.7        | Behave as they desire, hold loud parties, play loud music, ignore barking dogs, create engine noise, or disruption of any kind, without incurring any penalties (financial or other) from the HOA      | <ol style="list-style-type: none"> <li>1. Go with county regulations, no more laws</li> <li>2. Not an HOA issue</li> <li>3. FYI the county reg/law has provisions for disturbing the peace.</li> </ol>   |
| 1.8        | Leave outside lighting on, 24-hours a day if they so choose  | <ol style="list-style-type: none"> <li>1. so long as it's not on my property</li> <li>2. front, yes</li> </ol>   |
| 1.12       | Paint their home any color they choose.  | <ol style="list-style-type: none"> <li>1. Within reason</li> <li>2. I think the current system in place is fine if you had more combinations to choose from with less restrictions on what is the base color used. You could also have homeowners submit what color</li> </ol>   |

|                            |   |  |
|----------------------------|---|--|
| Attachment 6 – page 2 of 4 |   | combinations they like and decide from there if it blends with the community. But the current selection of colors and combinations is pathetic |
| 1.13                       | Use high-pressure sodium lights or decorative lighting of any kind, in the yard, as long as it meets County Regulations, without incurring any penalties (financial or other) from the HOA. | 1. Light pollution laws apply  |
| 1.14                       | Have a basketball hoop or similar apparatus permanently located in the front of the home and visible from the street, without incurring any penalties (financial or other) from the HOA.    | 1. Not permanently located, but occasionally   |
| 1.17                       | Keep as many animals on the property as the county legally allows   | 1. Define animals 4-H yes, 1 or 2, domestic, within reason   |
| 1.19                       | Should automatically be given, at HOA expense, a copy of the governing documents for the community  | 1. Owner should provide to renter<br>2. home owner expense<br>3. online  |
| 1.20                       | Should automatically receive a copy of the governing documents for the community, and be billed for the copies.   | 1. online  |
| 3.1                        | If the basin is released back to the developer, begin the steps necessary to disband the HOA since, if there is no community property (basin), there is no legal requirement for an HOA.    | 1. There are other options   |
| 4.2                        | Hold a neighborhood BBQ, paid for by those who choose to attend   | 1. Pot luck<br>2. How about pot luck<br>3. Don't want the HOA meddling in our personal lives.  |
| 4.5                        | Recreate a Covenants Committee to perform neighborhood monitoring tasks and ensure that governing documents are being enforced  | 1. if it would reduce costs @ cadden mgmt  |

**Comments not specifically related to a question:**

**Comments Related to Part 1:**

- I don't want junk vehicles seen on anybody's property because it is an eyesore. I do believe that those of us that paid for a pass through gate on the side of our house into our backyard intended to drive vehicles through it. This should also be considered a secondary driveway. I would prefer to see a vehicle on rocks in front of one's gate versus a path of concrete making access to a gate taking away from the beauty of a rocked landscape. In this case where a gate exists a homeowner should be able to park his vehicle in front of it.
- We have an acre of land. I should be able to park whatever Trailer, ATV, Commercial Vehicle or Motor Home I want on it as long as it is behind a wall and/or gate.
- BTW: the county already has laws in place for most of these issues
- Home business - fear-mongering
- Renters questions: Outliers of bell curve, insignificant for survey, I don't care

- the regulations in place are part of the deed
- Operative word "on their property"

#### **Part V: Goals for 2009**

- Eliminate stupid surveys
- maintaining a beautiful community
- more support for a shopping center
- cut spending
- audit Cadden
- focus on back yard without fence or wall
- Weeds totally out of control are not acceptable, but give people a chance to control them
- Vehicles should be allowed in back yard out of signs as long as they are in use (no junk yards)
- I could tolerate an HOA limited to preventing gross violations only
- Bringing community together!!
- Build a rec room where board meetings can take place, including nice activities for seniors, families, etc., not just a place to do business where we always disagree with another. Why not come together and have neighbors enjoy meeting other neighbors. Where friendships form and therefore less problems occur - a community forms
- disbanding the HOA
- Treat everyone equally. Friends of the HOA should not get special treatments
- Save money. Email letters if possible
- Lower HOA cost for homeowner
- Disband the HOA
- need neighborhood watch started
- if basin is not returned to the developer we should develop a plan to remove downed fencing
- trying to raise the value of community not being petty on issues that don't detract from value
- Repair retention basin, it is the worst issue in appearance in the community
- stricter and faster violation action results
- clearly enforce rules regarding ATV/motorcycle use on Star Valley Land between and around homes
- Fix broken irrigation on Ironstone for landscaping plants. You put all those nice plants in and now they are dying because they are getting no water - what a waste!!
- the one thing it should, the basin
- clean weeds from basin before worrying about yards
- fix erosion of basin, what an eye sore
- communicate with other are HOAs. We don't live in an isolated place any more. Need to coordinate with other homeowner groups re: future area developments, speed enforcements, etc.
- in my view, this survey is biased in favoring the "creation" of fear & worry (shame on you!). Present "Both sides" should you want a solution,
- To all elected members (past or present), get rid of your dissonance, should you wish to rid homeowners of "learned helplessness" (Pavlov's Dog Syndrome)
- If the HOA pays our taxes & mortgage, then they should be allowed to interfere in our lives where we live, make sense?
- If the HOA is NOT paying our property taxes & mortgage, they should not interfere with our

lives where we live

- The HOA should only be allowed to exist "only if they bring (render) value to ALL Homeowners (each and everyone) since all are paying for a service rendered; All homeowners pay taxes for services rendered by the county
- Please be mature in this thought process, you must stop kidding yourselves, the HOA in this community brings absolutely no value to the homeowners since the fundamental principles are the basis for communism (again, don't kid yourselves)  
i.e. community => commune => communism => HOA!!! the exact opposite of what America stands for
- disband the HOA/too expensive
- A person's backyard is their domain. Approval to modify or landscape should be deleted, It is the homeowner's responsibility to ensure any improvements are to code.
- HOA should be disbanded or have CC&R pertain to the front of the property only!
- The immediate abandonment of the HOA as it is a form of communism