

STAR VALLEY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

DATE: Thursday, November 19, 2009

TIME: 6:30 P.M.

PLACE: Santa Cruz Lutheran Church

MANAGEMENT:

Cindy Borquez: Community Association Manager

John Price: Cadden Community Management

Heidi S. Sample: Minute Taker

CALL TO ORDER:

Organizational Board of Directors meeting called to order at 6:47 P.M.

ROLL CALL:

- | | |
|---------------------|-----------------|
| ➤ Brian Scott | President |
| ➤ Dave Blankenbaker | Vice President |
| ➤ Dan Brees | Secretary |
| ➤ Marc Borom | Treasurer |
| ➤ Jim Williamson | Member at Large |

QUORUM: Three (3) Directors are required to conduct a meeting

RATIFICATION of: October 15, 2009 APPROVED MINUTES

HOMEOWNER INPUT:

- Adrianna Smith suggested a reduction of fees back to a more appropriate due to the large amount in reserve. Board will take it under advisement.
- Tina Scott recommended getting away from Cadden Management and hiring a CPA for management. Board will take it under advisement. The original dues were never under \$14.00.
- Jill Chamberlain reminded the board that they will need to take over whatever Cadden does if let go. Look at different options that Cadden offers and maybe a possible re-negotiation. Judy Hugelen recommended looking at other management companies. Cadden may not meet the needs of Star Valley since its original conception.
- Jim Williamson asked homeowners if any homeowners would be willing to look into possibilities of different management companies. Homeowners Tina Scott and Adriana Smith volunteers.
- Tina Scott asked if Cadden Management to come back with different options. Marc Borom Asked if Cadden is willing and Cindy Borquez agreed that Cadden Management is willing to look at the contract. Cadden uses a one year contract with one year renewals.

OFFICER REPORTS:

- President Report: Not at this time.

- Treasurer's Report: Marc Borom read October 2009 Financial Report

Operating Acct	Reserve Acct	Prepaid	Delinquent	Unpaid Bills
\$11,651.93	\$4,611.45 U.S \$20,355.58 VW	\$387.58	\$7,631.86	\$0.00

MOTION: Motion to approve treasurer's report, seconded and passed unanimously.

MANAGER'S REPORT:

- Cindy Borquez handed out the manager's report asked if there were any questions.
ACCEPTED: Manager's Report

COMMITTEE REPORT:

- ACC: Ray Perry Rich Hilderman & Pat Linn Land are the Star Valley ARC Committee.

MOTION: Motion to attach the reports to the minutes, seconded and passed.

OLD BUSINESS:

- Cost of survey in annual meeting packet. Cindy made up an example to show the board. The cost of the packet is \$2.34 with the survey and 44 cents less without the survey per home.
- iPower is the website SV uses \$105 and charged per year. Not set up by Cadden check with Jim Lamb is the web-master. Dan will get in contact and Jim to update the website with the new board information.
- Basin: Form a negotiation committee with Cesar and make more progress regarding the basin
- **MOTION: Motion** to form a negation committee, at least two board members to negotiate with Cesar. The negotiation committee has no authority to spend any money in the negotiation process and must update and report back to the board at regular meetings.
Seconded and passed unanimously
 - Marc Borom and Dave Blankenbaker volunteered to be on the Negotiation Committee

NEW BUSINESS:

- Dan Brees to be the new point of contact regarding the website. He is also the point of contact for the minutes with Cadden.
- Brian Scott is the board contact with Cadden
- Jim Williamson suggested the new officers to the board should meet with the past officers, recommendation to meet with them to learn how to perform their duties on the board.
- Need to pick a CPA, Larry Recker, for taxes, recommendation from previous treasurer. She explained the audit and compilation process. Motion to use the Larry Recker, seconded and passed unanimously.
- Signed bank cards will be completed afterwards and change previous signature cards. Need to change names on account at Vantage West as it currently is in previous board members name, Cadden has no involvement with this account.

ADJOURNMENT: MOTION: Motion to adjourn at 7:24 P.M.

NEXT MEETING: EXECUTIVE BOARD OF DIRECTORS MEETING IMMEDIATELY TO FOLLOW