

STAR VALLEY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

DATE: October 15 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: Marc Borom, Gene Anderson, Dave Blankenbaker, Catherine Gordon, Brian Scott, William & Bonnie Dukes, Richard Curtin, Ken Baird, Ray Perry, Dennis Joyner, Dan & Lynn Rubler, Devon & Randy Vaughn, Richard & Adriana Smith

HOMEOWNER INPUT:

- Dr. Borum stated he had 3 items to address at this meeting.
 - Dumpster- may have been a success but, it appeared someone filled it with landscape clippings. He thinks the Board should implement a way of using it only exclusively for the community.
 - Mr. Williamson's e-mail- Mr. Borom feels the disclosure statement at the bottom of Mr Williamson's e-mail is illegal.
 - Recall petition- Mr. Borom presented a recall petition to the Board. The Board has 30 days to schedule a meeting, addressing this matter.

Devon Vaughn wanted to know why as a homeowner she was not informed of the petition for recall. Another homeowner wanted to know why the Board was being recalled. Dr. Borom stated he didn't have to have a reason

Richard Smith wanted to comment on the dumpster, he stated the overflow went into his yard. Dennis Joyner had a dumpster comment as well; he would volunteer next time they have the dumpster to make sure only community homeowners will use it. As a point of record, Cindy Borquez stated at the meeting that the dumpster itself did not cost the HOA anything, they only paid by the ton for what was in the dumpster.

The President stated that if the community builds up the directory then we could call on homeowners when we need volunteers.

A homeowner said there had been another break in within the community. The front door was kicked in. Neighbors should be aware of any suspicious activity.

Bill Dukes said he called the sheriff, and was told they have had calls to Star Valley 2 to 3 times a week. How will people in the community know if they are not told by the police? Star Valley is the reference to the whole area, not specifically Star Valley Estates.

Catherine Gordon said she ran a weekly crime report prior to buying in the community and there had been 15 calls in the last month.

A homeowner stated that there was another break-in on Timberleaf, where the thieves came in through the side window. The home had a security door

It was recommended that homeowners use security doors. Other homeowners stated that if the

thieves can't get in the door they will go through a window. There was more discussion about the crime within the community. It was suggested that once a crime is known, that it be posted on the website for the entire community. Neighborhood watch was also suggested however, there is a need for volunteers to have a neighborhood watch. There have been several attempts to establish a neighborhood watch in the community, which has failed due to lack of volunteers. If particular streets wish to establish a neighborhood watch for their street that can be done, but it still requires participation and volunteers.

CALL TO ORDER:

The meeting was called to order at 6:45 PM by the Association President, Jim Williamson.

QUORUM

A quorum was established to conduct an official meeting. No members were absent.

APPROVAL OF MINUTES

The September 17, 2009 Board of Directors Meeting were approved on October 4, 2009 via an in-lieu action.

OFFICER REPORTS:

- **President**

Mr. Williamson submitted his report in writing which is attached to the minutes as Attachment 1.

- **Treasurer**

Ms. Chamberlain summarized a written report which is attached to the minutes, as Attachment 2. . She also stated that we paid the property taxes on all 3 basin lots.

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

MANAGER'S REPORT

Mrs. Borquez submitted a written report. The non personal items are attached to the minutes as Attachment 3.

COMMITTEE REPORTS:

- **ACC**

There was one submittal; the report is attached to these minutes as Attachment 4.

- **Welcome**

There were no new neighbors this month.

- **Yard/Garage Sale**

The yard sale was considered a success. The Board will contact the committee chairperson for the scheduling of future yard sale dates. The Board also thanked Bernard McHenry who volunteered to put the signs up for the sale. There were approximately 14 homes that participated in the sale.

OLD BUSINESS:

- **2010 budget:**

MOTION: To approve the budget with a 0% increase in assessments. Discussion ensued. That budget shows \$2,200 overages in spending. This overage can be managed by reducing

expenditure or using the funds in the operating account.

The president stated that he was in favor of planning for the worst and budgeting accordingly. Questions were asked about future delinquency situations. The president responded that if a homeowner has a situation that causes a hardship there are outside organizations that may be able to help.

Motion was seconded and passed 3 yeas 1 nay.

NEW BUSINESS:

- **ACC:**

MOTION: to accept Brian Hodge's resignation from the Architectural Control Committee.
Motion was seconded and passed unanimously.

- **Welcome Committee:**

A request was made for volunteers for this committee.

- **December Meeting:**

MOTION: to meet in Executive session in December.
Motion was seconded and passed unanimously.

MOTION: to meet in Regular session in December.
Motion was seconded. Vote was 2 yeas 2 nays motion fails.

MOTION: to cancel the regular meeting in December.
Motion was seconded. Vote was 2 yeas 2 nays motion fails.

- **Suspending voting rights for the March Annual Election:**

MOTION: to enforce the CC & R's in regard to homeowner being in good standing in order to vote.
Motion was seconded and passed unanimously.

- **Catherine Gordon submitted an email request to fill the vacant Board position.**

MOTION: to accept Catherine Gordon as a Board member.

Motion was seconded. Discussion ensued. Catherine presented her bio, as follows:

Catherine Gordon has a Bachelor's degree in Biology w/ Chemistry & Mathematics minors and a Master's degree in Public Administration. She moved to Star Valley the latter part of this summer. Catherine has several years of experience as a Board member and has held the position of financial officer for 3 years. She plans to retire in early 2010.

The Board verified prior to the meeting that Ms. Gordon is in good standing and satisfies all requirements to be on the Board. Motion passed unanimously.

Informational items

- The Board is looking for volunteers to be on the nominating committee.
- Magnets with contact information: the magnets are still not available.
- Survey: Cindy Borquez will research cost of printing a 4 page survey and the additional postage and the Board will decide whether to add that to the Annual meeting package.
- IPower yearly payment: invoice should be received in the next 45 days.

A list of names was given to Cindy Borquez by Marc Borom at the meeting. These names were: Marc Borom, Dave Blankenbaker, Dan Brees, Dick Curtin, Brian Scott. The nominees have not verified their willingness to run.

NEXT MEETING: November 19, 2009

The next Board of Directors Meeting will be held **November 19, 2009** at 5:45 PM. The meeting will be held at the Santa Cruz Lutheran Church.

ADJOURNMENT

MOTION: To adjourn at 7:53 pm.

APPROVED

President's Report for the October, 2009 Board of Directors Meeting

I would like to thank Tanna Babiak for another successful community yard sale. I would like to give a shout-out to Mac McHenry for taking the time in the placement and retrieval of the yard sale signs. Thanks also for those of you who participated either as a vendor or using this as an opportunity as a social event, in meeting others in the community by venturing to streets beyond your own. The smiling faces that most of you have come to know as our welcome committee, Dick and Carole Curtin, have recently resigned due to future travel plans. Thank you for being active members of this Association, continually supporting it with your time and effort. Bon Voyage. The good thing about coming home is, if your luggage doesn't arrive, it's easier to overcome it. Thanks again, guys; it's been great working with you.

The Board has made several attempts to make all homeowners aware of the end of the weed violation suspension. The weed violation suspensions ended September 30. I was able to overhear several positive comments on how well-groomed the community was as a whole during our recent community yard sale event. This community has done an extraordinary job eradicating weeds in the front yard. The county will be enforcing new ordinances on buffelgrass eradication. As our winter rains approach, it is an opportune time for the application of pre-emergent. It will help prevent the spread of buffelgrass and other weeds.

There are some in the community that feel that the Board is not fulfilling their requirements to the community. Since their needs are not being met, they feel a Board recall is in order. I would like to go on record, as President of this Association, that if the Board is not fulfilling the community's (homeowners') requirements, it is I, Jim Williamson, your current president, that is responsible for setting the agendas and the priority of all actions that the Board has taken. It is the right of the members (lot owners) to hold me accountable. If agenda items are being overlooked, I'm looking to the community for guidance. All Board of Directors meetings are held in open session. If someone is unable to attend, and feels that there are certain items that need to be discussed or acted on, they need to take it upon themselves to make sure the Board is made aware of it. This can be accomplished in several ways, the Board can be contacted through the starvalleyestates.org website, fax our community management representative at Cadden at 742-2618, or email her at management@starvalleyestates.org. I request all communications you feel the Board needs to be aware of is in writing, if you cannot be present at the meetings. If a recall is warranted and needs to take place, our governing documents outline the steps that need to be taken to do that. If I or any member of the Board is recalled, I feel that this homeowner's association can and will survive. I think we all need to stay focused on the purpose of the HOA:

the main focus of the HOA is to help maintain property values. Just as the Board spent money for a dumpster, it was so that all that had an opportunity to take advantage, to be able to dump yard waste and other items to better themselves and/or to beautify the community.

The community not only needs a functioning Board, it also needs a functioning community. There are still openings that need to be filled on the nominating committee and the welcome committee. Recently the Board has tried to establish an email directory. I have used my email directory with those of you who may have contacted me in the past; this is the start of our current directory. Some of you have been contacted, but the names that I have are only a small dent in the makeup of the community. To help facilitate the expansion I'm asking the community to visit our website, starvalleyestates.org and email the Board with your name, lot, address and email information. The purpose of the email directory is to help facilitate information to the community such as events in the community, meetings, and website updates. Your email address is kept confidential, and you can opt out at any time.

We can all stand on the sidelines and hope others do what's in our best interests. Or we can step up and help ourselves. I choose the latter.

Jimmie O. Williamson
President, SVE HOA

Attachment 2 – Treasurer's Report

For October 15, 2009
September Month-end Balances

Summary of Financial Report	Balance
Operating Account Balance	10,651.93
Reserve Account Balance	4,611.06
Reserve Investment Account*	20,355.58
Delinquent Balances**	4,914.36
Prepaid	3,883.63
Income	3,372.65
Expenses	3,417.03

Observations/Concerns:

- * Statements issued quarterly, not monthly. 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.

Observations/Recommendations:

- One of our bills was paid from the incorrect account (another HOA), which required reimbursement of that HOA.

Attachment 3 – Manager's Report

Date: October, 2009

Manager's Report

By: Cindy Borquez

Star Valley Estates HOMEOWNERS ASSOCIATION

Board of Director's Meeting

DATE: October 9, 2009

Items Completed:

- Site tours completed on September 24th with Mr. McHenry and October 8th with Mr. McHenry, Mr. Williamson and Mrs. Linn. Violation letters sent to homeowners
- Correspondence sent per Board of Directors to
 - ☐ Sent letter from President to Mr. Baird
 - ☐ Sent letter to B. Hodge concerning ARF committee concerning issues with the committee, B. Hodge resigned
- Check recorder's office on lots in foreclosure – no change on any
- Lien paperwork turned over to collections, September 22, 2009
- Lot sent to collections September 24, 2009
- Emails to title company for title change on basin, can't be done by title company, contacted Carolyn Goldschmidt about changing title, she charges \$225 per hour
- Delinquent statements sent to homeowners, some are at the 3rd notice; Board needs to instruct how they want to proceed.
- Fielded email and phone calls from community
- Prepared Board of Directors packet for meeting

Attachment 4 – ACC Report

October ACC Report

Received	1
Approved	1

Lot	Request
124	Patio

Disposition
Approved

APPROVED

APPROVED