

STAR VALLEY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

DATE: October 16, 2008
TIME: 6:30 p.m.
PLACE: Santa Cruz Lutheran Church

ROLL CALL:

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

Board of Directors Absent: Brian Hodge

Management Representation: Cindy Borquez, Community Association Manager
Minute Taker: Raylyn Winckler

HOMEOWNER INPUT:

General discussion regarding water leaks in the neighborhood and area.
General discussion regarding homes for sale.

CALL TO ORDER:

The meeting was called to order at 6:38 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 September 18, 2008 Board of Directors Meeting, as amended. Motion was seconded and passed unanimously.

OFFICERS REPORTS:

President
There is no report at this time.

Treasurer
Ms. Chamberlain has prepared a written report of which is attached to these minutes.

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

Manager
Mrs. Borquez provided a written report which was provided to the Board members prior to the meeting.

Mrs. Borquez reported that she has been able to reserve the room at the church for the Town Hall Meeting for October 30th at 6:30 PM.

COMMITTEE REPORTS:

- ACC – Mrs. Borquez reported.
Lot 50 has asked for approval to repaint their home. They have requested to be able to use the base color for the border and the border color for the base. The ACC has approved the request.

Lot 46 is pending approval for a front yard fountain.
- Welcome Committee
Mr. Curtin reported that there is one new owner in the Community. He and Mrs. Curtin have attempted to deliver the welcome gifts but the owners have not been home. They will try again on Saturday.
- Basin Committee
Mrs. Bradway reported that the Committee is in the process of finalizing the agenda for the Town Hall Meeting. As soon as it is complete they will forward it to the Board members.
- Yard/Garage Sale Committee
Mrs. Hildman has turned in the ad for the yard sale. Receipts for the ad have been provided to Cadden for reimbursement.

Mr. Williamson suggests having guidelines for all Committees to follow. He has prepared a draft of guidelines for the Yard Sale Committee. Mrs. Bradway suggests having the guidelines set prior to appointing a Committee.

OLD BUSINESS

- Speeding and the 4-way stop (Mrs. Dukes)
Mrs. Dukes is not here to discuss this item. The Board agreed to table this discussion until the January meeting.
- Emergency contact signs for the basin
Mrs. Borquez reported that she has not heard from either of the Homeowners that said they would contact her about the signs. Mr. Williamson asked Mrs. Borquez to order the signs. Ms. Chamberlain will work with Mrs. Borquez on the signs so as to keep in line with the budget. Mrs. Borquez will contact Fast Signs to see if they have cheaper prices on signs that are approximately 9x12 inches.
- December Board meeting decision
Traditionally the Board does not meet in December.

MOTION: To not have a Board meeting in December. Motion was seconded and passed unanimously.

- Rules & Regs
Mr. Williamson does not have the draft ready at this time. He will send this out to the Board via e-mail. Discussion ensued regarding a working session in January.
- 2009 Budget
Ms. Chamberlain has prepared a draft budget for 2009. It is attached to these minutes.

MOTION: To approve the budget as presented. Motion was seconded. Discussion ensued. Amend the

motion to state: To approve the budget with an increase of 6% in assessments. Amended Motion was seconded and passed three for and one against.

- Basin repairs

Mr. Williamson suggested that repairs to the basin should be held off until a determination of the basin status is made, unless there is an emergency situation. Ms. Chamberlain disagrees because currently the water flow is obstructed. Mr. Williamson is willing to remove the downed area of the fence, on his own, after the yard sale. If there are expenses incurred for this he will present a receipt to the Board.

- Town Hall meeting agenda and set-up

The basin Committee will set up the room. A minute taker will be present.

NEW BUSINESS

- Serious weed violations

Mr. Williamson would like to discuss the Board position on serious weeds in the Community. Mrs. Borquez stated that there were not many weed violations on the last site tour. She suggests bringing serious violators to a hearing and proceed with fining them. Mr. Williamson is concerned with the homes that are in foreclosure. Mrs. Vaughn and Mrs. Bradway agree that once Homeowners begin getting fines they will clean their yards. Mr. Williamson suggests one of the Board members preparing a draft proposal on how to deal with serious weed violations.

Discussion ensued regarding lots 20 and 21. There is a wash that runs through the side yards and the water flow is obstructed. Ms. Chamberlain suggests sending a violation to both lots due to the fact that it impedes the water flow.

- Special assessment notice

It is premature at this time. The Board agreed to table this indefinitely.

- Covenants committee

Mr. Williamson stated that the purpose of this Committee would be to supplement what the Manager does. If this Committee is enacted there will need to be guidelines set. Mrs. Bradway feels that a proposal should be made for the Committee. Mrs. Borquez stated that she will need clarification on weed violations because she was under the impression that side yards can be left alone. Discussion ensued regarding current guidelines and what is set as precedent at this time. Mrs. Vaughn is willing to help work on suggestions for changes to the guidelines. Ms. Chamberlain volunteered to help Mrs. Vaughn with this process. This can be put on the January agenda for discussion.

A Homeowner voiced his concern about the area around his home not being addressed he perceives that Cadden not enforcing violations.

- Info Items:

- Fountain waiver decision

The ACC has not yet made a decision on this submittal. Mrs. Vaughn suggests contacting one of the Committee Members for information on their decision. Mr. Williamson will do so. Mrs. Vaughn also suggests informing the Committee that they need to send in a report each month whether a representative is at the meeting or not.

- Cadden contract addendum on coupon books versus statements

The addendum has been signed and returned to Mrs. Borquez. She will scan it and send it to all the

Board members.

- Legal opinion on basin issues

MOTION: To release the legal opinion to the Basin Committee. Motion was seconded and passed unanimously.

- Determine mailing package, to be done before Thanksgiving

The Board agreed to send the following information in the packet to the Homeowners prior to the Thanksgiving Holiday.

- Budget
- Applications for Board members
- Assessment amounts and due dates,
- Advertising for committee members

- Other

Discussion ensued regarding a professional audit. This will be on the next agenda for discussion.

NEXT MEETING:

The next meeting will be held November 20, 2008 at 6:30 PM at the Santa Cruz Lutheran Church.

ADJOURNMENT

MOTION: To adjourn the meeting at 8:15 PM. Motion was seconded and passed unanimously.