

STAR VALLEY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

DATE: February 21, 2008

TIME: 6:30 p.m.

PLACE: Santa Cruz Lutheran Church

ROLL CALL:

Board of Directors Present:

Polly Bradway – Vice President
Devon Vaughn – Secretary
Jill Chamberlain – Treasurer
Jimmie Williamson – Member at Large

Board of Directors Absent: James Cooley – President

Management Representation: Cindy Borquez, Community Association Manager

CALL TO ORDER:

The meeting was called to order at 6:29 PM by the Association Vice President, Polly Bradway.

HOMEOWNER INPUT:

Dr. Borom stated that he has a letter from the Pima County Flood Control. This lists engineers that specialize in flood control analysis. One was recommended to him and he has highlighted this for the Board to review. He stated that Pima County cannot send out a letter stating that the basin is no longer needed.

Mrs. Bradway stated that she also had additional contact with the flood control department and they confirmed the information that was in the letter dated June 21, 2007. She asked them if a Letter of Abandonment could be issued prior to the construction of the drainage channel which would be required if the county approved the abandonment and was told: absolutely not. There are a lot of questions that are known and unknown.

The Board is recommending a Committee to come up with all the necessary information. The Board asked that those that are interested in serving on this Committee should get in contact with Mrs. Borquez. A lengthy discussion ensued.

QUORUM

A quorum was established to conduct an official meeting.

APPROVAL OF MINUTES

MOTION: To approve the minutes of the January 17, 2008 Board of Directors Meeting, as amended. Motion was seconded and passed unanimously.

OFFICER REPORTS:

President

There is no report at this time. The Board agreed to order a certificate for Mr. Cooley recognizing his service to the Community.

Treasurer

Ms. Chamberlain read aloud the balances of the Associations accounts as of January 2007.

Operating Budget Ending Balance	7,119.82
Reserve Ending Balance	24,603.99
Delinquent Balance	4,772.12
Prepaid Balance	2,072.47
Income	4,989.61
Expenses	1,176.82

Ms. Chamberlain stated that the Association is in reasonable shape after January. However, we did spend \$130.00 that was not in the budget, in order to put the *No Trespassing* signs around the basin. Ms. Chamberlain recommends that the Board look at alternative procurement methods, as the cost of the signs exceeds what they are worth. She suggested the Board needs to request an estimate before approving any work that needs to be done.

Preparation of the Monthly Meeting postcards were only \$27.00 from Alphagraphics, which is a very good price.

Investments: Reserve Accounts

Ms. Chamberlain stated that she received rates from Cadden, but most of them have no information on any limits (minimum or maximum), so it will require some additional research. She does agree that it should be split into multiple pieces, with at least a portion staying in the savings account as completely liquid. She suggests \$20,000 in CD's, at various maturities (probably 3 at 10, 5 and 5), and the remaining in the savings, but that will depend on the limits as well.

Mrs. Borquez will find out if there are any penalties for removing the funds out of US Bank. She will also find out if having the funds in that account saves the Association any money on checking expenses.

MOTION: To accept the Treasurer's report as given. Motion was seconded and passed unanimously.

MANAGER'S REPORT

Mrs. Borquez provided a written report to the Board prior to the meeting.

Discussion ensued regarding moving the speed limit sign near the corner of Wade and Brightwater: Mrs. Borquez will call the County to ask about the possibility of relocating the sign further from the corner. Mrs. Vaughn stated that if homeowners would start calling in complaints about speeding maybe KGUN 9 would come out with their speed gun. Homeowners are encouraged to call the police if they are concerned about speeding.

COMMITTEE REPORTS:

Welcome - Richard Curtin

There is no report at this time.

ARC - Jim Williamson, Rich Hildman, Raymond Perry

There were no requests received in time for review to present at this meeting.

OLD BUSINESS:

Nomination Committee

Mr. Williamson stated that Brad Hodges, Ron Cook, and Polly Bradway are all willing to be put on the ballot for the election. If any other homeowners are interested in putting their names on the ballot or serving on the Nominating Committee, please contact Mrs. Borquez.

NEW BUSINESS:

Annual Meeting

Mrs. Borquez provided the Board with draft of the Annual Meeting Notice. The documents were reviewed and changes were suggested to the Meeting Notice, the Agenda, and the Ballot.

The Board reviewed and made corrections to the 2007 Annual Meeting Minutes.

MOTION: To approve the Annual Meeting Notice, Agenda and the 2007 Annual Meeting Minutes with the amendments discussed at this meeting. Motion was seconded and passed unanimously.

MOTION: To provide prepaid envelopes with the ballots. Motion was seconded and passed unanimously.

Community Survey (to include with the Annual Meeting packet)

The Board has not had a chance to review and agree on the proposed survey. The Board members will review it independently and recommend needed changes.

MOTION: To include the Survey, following review and modification by the Board as needed, with the Annual Meeting notice. Motion was seconded and passed unanimously.

Official notification of agenda items to be voted on at Annual Meeting

Discussion ensued. No action was taken.

Collections Procedures

Discussion was tabled.

Proposed Letter Changes

Discussion was tabled.

Design Guidelines Finalization

MOTION: To accept the revision to the *Design Guidelines* with the following inclusive dates: May, 2000 through February 21, 2008, and the implementation effective date of March 31, 2008. Motion was seconded and passed unanimously.

FUTURE ACTION ITEMS:

- Reserve Investments
- Welcome letter
- Insurance
- Collection procedures
- Proposed letter changes

NEXT MEETING: The next regularly scheduled monthly meeting will be held April 17, 2008 at 6:30 PM at the Santa Cruz Lutheran Church.

ADJOURNMENT

MOTION: To adjourn the meeting at 7:34 PM. Motion was seconded and passed unanimously.