

STAR VALLEY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

DATE: May 15, 2008
TIME: 6:30 p.m.
PLACE: Santa Cruz Lutheran Church

ROLL CALL:

Board of Directors Present: Jimmie Williamson, Polly Bradway, Devon Vaughn, Jill Chamberlain, Brian Hodge

Board of Directors Absent: None

Management Representation: Cindy Borquez, Community Association Manager

HOMEOWNER INPUT:

The homeowner's discussion was called to order at 6:31 PM by Jimmie Williamson. There were no issues presented by homeowners.

QUORUM

Meeting was called to order at 6:36pm. A quorum was established to conduct an official meeting.

MINUTES

Minutes of April 17, 2008 were approved with the inclusion of a copy the Basin Committee guidelines which had been distributed during that meeting.

MANAGER'S REPORT

Mrs. Borquez provided a written report to the Board prior to the meeting. As instructed, she is looking into other possible locations to hold Town Hall Meetings for the HOA: Ryan Field has a room, and the church also has a larger room. A community center on Cardinal was also recommended.

It was suggested that she contact Ron Lantz about the weeds growing back on the west side of the basin that was previously sprayed. Mrs. Borquez asked that homeowners share information about weed control with those who have weed issues, in an effort to assist them. A suggestion was also made about referring them to Do It Yourself Pest and Weed Control as an effective measure.

OFFICER REPORTS:

- President

Mr. Williamson stated that he is making a public promise to the community regarding his intentions and conduct. He asked that his promise be included in the newsletter.

- Treasurer

Ms. Chamberlain reported on the financial status of the Association which appears to be in good shape thus far, which is a positive development. Among the concerns are reviewing copy expenses and mailing fees as they have been increasing; and Cindy is still looking into the credit to be applied for late financial reports by Cadden. Financial report is attached.

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

COMMITTEE REPORTS:

- **ACC** — Jim Williamson, Rich Hildman, Raymond Perry
Jim Williamson submitted a letter of resignation from the Architectural Control Committee. He also commended Mr. Hildman and Mr. Perry for their fine work over the past few months.

Only one request was received this month. See attached ACC report.

- **Welcome Committee** — Mr. Curtain had no report as there has been no recorded activity.
- **Basin Committee** — Dr. Borom, co-chair for the committee, presented a PowerPoint presentation regarding recent committee activity which included a meeting with county flood control representatives. Presentation included a decision tree graphic covering the various alternatives being reviewed by the committee, maps, etc. Options under consideration are: a) Retain basin for flood water detention, requiring continued HOA maintenance; b) Retain basin but transfer maintenance; c) Eliminate basin entirely. Also addressed was the possibility of Flood Zone Map Revision which would affect 1/3 of community homeowners.

It was suggested that the presentation be made for all homeowners once the committee is closer to offering their solutions for consideration.

OLD BUSINESS:

- **Speed Limit Sign on Brightwater and Wade**
Mrs. Borquez reported that these are on the county work schedule. No date provided for completion.
- **Grandfather Clause for Gazebos**
MOTION: For ensuring up-to-date recordkeeping, homeowners will be asked to submit a letter, by 8/1/08, stating that they have a structure which was erected prior to the adoption of the updated *Design Guidelines*, effective March 31, 2008. Motion was seconded. Discussion ensued. A suggestion was made to include the information in the newsletter that prior structures would be approved under a grandfather clause, with submittal of approval request. Motion was carried unanimously.
- **Cost of moving funds from Reserve to investment account**
Mrs. Borquez stated that there are no bank fees associated with moving funds to an investment account. The only fees that would apply are if more than three checks are written from that account per month.
- **HOA Correspondence (letter editing)**—discussion tabled for a proposed working session.
- **Collection Procedures**
As substantial effort is required in reviewing these procedures it was suggested that a working session be held in lieu of a Board Meeting for the month of July. A working session would be open to homeowners but they would not be able to participate.
MOTION: To hold a working session instead of a Board Meeting in July was approved unanimously.
- **Reserve Investment**
Treasurer offered suggestions for amounts and investment vehicles. Discussion ensued and it was noted that investment rates are currently better at shorter terms. Investing \$20,000 would bring in some interest and still keep enough operating funds available.
MOTION: To invest \$5,000 in each of 4 CDs for a term of 2 months at interest rate of 2.9%. was carried unanimously.
- **Newsletter Frequency**
Cindy Borquez will investigate using UPS to print and provide bulk mailing services as a cost cutting measure.
MOTION: To produce a newsletter, monthly or as needed, to provide appropriate communications to the community was carried unanimously.

- **Liability Insurance Renewal**

MOTION: To renew policy at cost of \$767 was carried unanimously.

NEW BUSINESS:

- **Annual Meeting Election Results: Disseminating Actual Vote Counts**

Mr. Williamson addressed the need for creation of a Rules & Regulations document which could include this topic. Further discussion was tabled until such time as a Rules & Regulations document is undertaken.

- **Speeding Solutions**

Mrs. Duke previously offered to chair a committee to address speeding concerns. Cindy Borquez was asked to contact Mrs. Duke to confirm her interest.

- **Weed Spraying for 08/09 Seasons**

Is there community interest in a weed spraying program? Topic was tabled until September for a program to coincide with the winter rains.

- **Costs for Replacement Copies of *Design Guidelines* (if requested by homeowners)**

Discussion ensued re. appropriate costs; suggestion was for a price of \$2 plus cost of postage.

Motion: To charge \$2 plus postage cost to any homeowner who requests an additional paper copy of the Design Guidelines. Motion was seconded and passed.

- **Chairman Selection for Committees**

- **ACC** – Brian Hodge agreed to serve as chairman with existing committee members remaining. **MOTION:** To appoint Brian Hodge as chairman of the nominating committee. Motion was seconded and passed.

- **Nominating** – Jimmie Williamson will serve as chairman with existing committee members remaining; Mr. Williamson stated that his term is up after this year and that he will not place his name on the ballot, but would run as a write-in candidate. Motion: To accept Jim Williamson as nominating committee chair. Motion was seconded and passed.

- **Goal Setting for 2008-09 (See attachment for 2007 Goals status)**

A round table of board members and homeowners resulted in the following suggested goals:

- Improved Financial management
- Basin solution
- Encouraging community involvement
- Weed control on Wade
- Town Hall Meetings
- Reviving the Covenants Committee
- Coordination of Committee Terms to run annually starting in May
- Speeding Issues
- Rules & Regulations to include: voting results, collection procedures, tie-breaking votes, suspension of voting rights, hearing procedures, non-conforming improvements, committee procedures, beginning and end dates for director terms

FUTURE ACTION ITEMS:

- Flood Zone Map Revision — research as to cost to effected homeowners and/or HOA. To be considered with the proposed hydrology study.

NEXT MEETING:

The next meeting will be held June 19, 2008 at 6:30 PM at the Santa Cruz Lutheran Church.

ADJOURNMENT

MOTION: To adjourn the meeting at 8:19 PM passed unanimously.

Star Valley Estates HomeOwners Association Treasurer's Report

Financials as of April, 2008

Summary of Financial Report	Balance
Operating Account Balance	\$8,766.18
Reserve Account Balance	\$24,604.58
Delinquent Balances	\$4,556.07
Prepaid	\$1,993.38
Income	\$2,845.97
Expenses	\$2,383.38

Comments:

- Insurance of \$767 paid in April
- Postage expense high
- Credit from Cadden not yet received for late financials from Feb and March
- Copy expenses very high in March
- Overall, we are in better shape than we were at this time last year, due to reduction in landscape expenses (approximately \$3000), and change in timing on insurance expenses. If we stay on this track, even though we know we will have to spend some money on the basin for weeds, we will have avoided a \$6000 expenditure on the basin. A self-help program can help this as well.

Recommendations: Reserve funding proposal:

Invest \$10,000 in a 2 month CD at 2.9%

2 \$5,000 in a 3 month CD at 2.77%

Leave the remaining, or \$4600 in the existing savings account.

For an expected return of \$18 per month as opposed to the current 20 cents per month, or 90 times the return on our money.

ARCHITECTURAL CONTROL COMMITTEE (ACC) MONTHLY REPORT

May, 2008

Committee Members:

Jim Williamson
Raymond Perry
Richard Hildman

Total Received: 1

Total Approved: 1

Total Denied: 0

Total No Action: 0

Details:

Lot	Request	Disposition	Date	Comments
49	Skylights	Approved	4/25/08	

Comments and Recommendations:

I, Jim Williamson, hereby notify the Board of my intention to resign my position as Chairman of the Architectural

Control Committee, and my membership on the committee as a whole. I recommend that Brian Hodge succeed me as Chairman, should neither of the committee members, Ray Perry or Rich Hildman, desire the position. I would like for my resignation to become effective as soon as a successor has been named and approved by the Board of Directors.

Goal from April 2007	Status as of May 2008
Basin Issues	In April, 2008, a committee was officially formed to research basin issues.
Committees	
- Basin Committee	As stated earlier, formed in April, 2008.
- Welcome Committee	Formed in May, 2007, still in place.
- ACC Committee	Formed in May, 2007, still active.
- Nominating	Formed in October, 2007. Needs to be reconstituted for 2008.
Programs	
- Neighborhood Watch	Homeowner volunteered to be program manager, but could not gather enough support from the community to start this program. Only 14% of those surveyed would be interested in working on this program.
- Social Events	Question included on the survey. From the survey results only a 7% interest was shown.
- Community Yard Sales	So far, we have had 2 yard sales. We have plans for two yard sales per year. Survey response was 88% positive.
- Awards program	Included in the survey. Received a 21% positive, 77% negative response, for a best maintained yard award.
- Special trash pickup	We had one in 2007. This received a 74% positive rating on the survey. Funding is not currently in the 2008 budget, but 70% of the surveyed people were in favor of having future trash pickups.
- Community Directory	Question included in the survey. From the survey results, 30% responded positively, 54% responded negatively, 16% undecided.
- Amnesty Program	The Board has not considered anything to date.
Design Guideline update	They were revised Feb 21, 2008, and issued March, 2008.
Website update	Website was updated with newsletters, Board minutes and links to other important web sites. The survey identified that 65% of the homeowners had visited the website.
Improving newsletter communication	Important contact information was added, a violation summary is included with every issue, as well as the Board meeting agenda. The newsletter scored an 86% positive rating on providing useful information.

- Recommendations:

As we formalize our goals for 2008, it would be a shame if we don't incorporate the survey results in making decisions for the future. I think we need to plan another survey in the late fall to understand the pulse of the community and solicit feedback.