

STAR VALLEY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

DATE: May 17, 2007
TIME: 6:30 p.m.
PLACE: Santa Cruz Lutheran Church

ROLL CALL: James Cooley
Devon Vaughn
Jill Chamberlain
Jimmie Williamson

Members Absent: Polly Bradway

MANAGEMENT: Cindy Borquez, Community Association Manager

CALL TO ORDER:

The meeting was called to order at 6:33 PM, by the Association President James Cooley.

QUORUM

A quorum was established to conduct an official meeting.

APPROVAL OF MINUTES

MOTION: To approve the minutes of the April 18, 2007 Board of Directors Meeting, as written..
Motion was seconded and passed unanimously.

OFFICER REPORTS:

- President

- Mr. Cooley stated that for the next year he would like to make a more friendly relationship with the homeowners.
 - He discussed the possibility of having a yard of the month to promote pride in the Community, as proposed by Mr. Williamson..
 - Mr. Cooley recommends that Cadden begin doing the newsletters again. He would like them to come out Bi-Monthly. He will write an article for each of the newsletters.
 - A neighbor, on Brightwater, apparently had someone break into their vehicle, during daylight hours, and steal a drill. Mr. Cooley is very concerned that other homes may be broken into, particularly those of part time residents. Such activities may be related to the ongoing construction in the area.
- Beverley Anderson stated that she spoke to the Sheriff's Department and after June they can come and do a presentation on the Neighborhood Watch Program. Mr. Cooley suggests this should be done in July. Mrs. Borquez stated that she can assist with getting information out for Neighborhood Watch, however, Cadden does not get involved. Mr. Williamson will work with Mrs. Anderson on Neighborhood Watch committee.

- **Treasurer**

- Mrs. Chamberlain provided the balances of the Associations accounts.

Balance as of April 2007	
Operating Balance	\$6,441.77
Reserve Balance	\$23,709.96
Delinquent Fees	\$2,786.31
Prepaid Fees	\$1,798.06

MOTION: To accept the financial report. Motion was seconded and passed unanimously.
Homeowner Input

HOMEOWNER INPUT:

- Dick Curtin asked who the tractor trailer located at Wade and Valencia belonged to. Mr. Cooley stated that it belongs to Lennar.
- Gene Anderson stated that there was some vandalism in the park across from Star Valley.
- Pat Linn asked if the Association could put a light in on Wade and Valencia. Mr. Cooley stated that this is not the Associations property. Apparently there was a light there at one time but it was taken out due to it being continually vandalized.
- Jimmy Williamson, speaking as a homeowner, suggested that the architectural plans submitted for review should be put on display for homeowners to look at prior to the Board voting on them. He recommends not having names or lot numbers listed on the displayed version. Although this may not necessarily affect the decision of the Board regarding approval, it would give an opportunity for community input which might be seen in a positive light. Also he suggested that the agenda be displayed. These should be posted 30 minutes prior to the meeting start, in the meeting room.
- Mr. Cooley noted that if the Architectural Control Committee were functioning as a separate committee then none of the requests would be available for public comment.
- The Board agreed to post the ACC requests for public comment prior to the meeting. Agendas are currently left on the table with the sign-in sheet for review prior to the meeting.
- Mr. Curtin asked if any new owners have moved in since last month. Discussion ensued regarding what could be presented to new owners. Mrs. Borquez will forward names of any new owners to Mr. Curtin for followup by the Welcome Committee.

MOTION: Mr. & Mrs. Curtin volunteered for and should be confirmed to head the Welcome Committee. Their responsibility will include purchasing, for each new homeowner, a \$25.00 gift certificate from a local home improvement center and gift basket valued at maximum \$25.00, receipts for which will be submitted Mrs. Borquez for reimbursement. Motion was seconded and passed unanimously. *Note: This should be done within 45 days of the sale and move in. Mrs. Borquez will mail a welcome letter to both the new owner and Mr. Curtin so that he may be aware of the new owners.*

MANAGER'S REPORT

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

- Mrs. Borquez met with Daniel from AAA Landscape at the retention basin. He discussed the erosion damage. His biggest concern is west from the gate where the huge gully is. If there is a good rain the fence could be lost. He suggests addressing this area first. He also suggests adding rip rap in the big areas along with some backfill. He would like to keep the water running without causing any damage.
 - Mr. Williamson stated for the record that the fence originally was at no more than 4 inches above the ground.
 - Daniel will work up a proposal that will focus on a phased improvement effort beginning with the most problematic areas. Mrs. Borquez will forward the proposal to the rest of the Board when she receives it.
 - She will also meet with the homeowner that abuts the basin to let them know that the landscapers may need to come on to a small part of their property.
- Lot 5 is having a problem with a wall built shortly after moving into the home. It came in further than 75 feet because the yard actually ended in a wash. The company that did the wall recommended that a deeper footer be dug because of the location, which was done. But someone has since diverted the water flow and it is now running into the wall which is causing concern for the homeowner. Mrs. Borquez will investigate further to see what can be done.

MOTION: To approve the Manager's report. Motion was seconded and passed unanimously.

BUSINESS:

➤ Finalize the Architectural Review form revisions

Discussion ensued regarding the proposed ARC form cover sheet wording.

- Mrs. Vaughn is concerned about addressing the height of trees or shrubs within property walls and asked for clarification concerning anything that can be seen over the fence. Intent is to clarify what needs approval besides pools or excavation.
- **Mr. Cooley stated that it is expected that if a bush is planted which later can be seen over the wall then a letter will be sent to trim it. ??**
- The Board agreed to drop the third paragraph of the proposed change regarding plants; no mention of plants will be made in the instructions.
- Mrs. Borquez suggested that a section be added advising homeowners to review the *Design Guidelines* and the *CC&R's* for further information. Board agreed to add such.
- Rich Hildman, Ray Perry and Jimmy Williamson volunteered for positions on the Architectural Control Committee.
- The Board solicited homeowner input and agreed to title the form: **Architectural Request Form.**
- Mrs. Borquez stated that the new ACC committee can do a report and they will have the opportunity to go to the homes as well if needed prior to acting on requests. Mr. Perry requested having a copy of the most updated guidelines.
- Mr. Cooley asked if there was recourse for the homeowner to come to the Board if they are denied and they disagree with the decision. Mrs. Borquez stated that the Governing Documents do not allow for that.
- Mr. Williamson stated that he would be willing to assist people if they need help with plans, this will be put in the newsletter.

MOTION: To accept the volunteers, Rich Hildman, Ray Perry and Jimmy Williamson, for Architectural Control Committee membership and forward the most recent requests to them for review. Motion was seconded and passed unanimously.

MOTION: To accept the form as modified. Motion was seconded and passed unanimously.

➤ **Updating the *Design Guidelines***

Ms. Chamberlain is currently organizing the Design Guidelines into a complete version, formatted to incorporate all revisions from start to current, and it will be ready by the next meeting.

➤ **Insurance**

Option 2 covers the fence around the basin and the retention area as well as increases the monetary coverage. Mr. Cooley advised that he wanted the D&O added, this has been done. This is an additional amount to what the Association is already paying.

MOTION: To choose option 2 for \$988.00 per month, in addition to the current fees. Motion was seconded and passed unanimously.

➤ **Volunteer Webmaster Approval**

- Mr. Lamb needs to be given information to add to the website. Mrs. Vaughn suggested that the *CC&R's*, *Design Guidelines*, Board Meeting Minutes, meeting notices, newsletters, etc. should be on the website.
- Mrs. Vaughn offered to disperse the information to Mr. Lamb for the website.
- Mrs. Borquez requested that the e-mail correspondence be funneled through Mrs. Vaughn so that she doesn't get the same thing multiple times; board agreed.
- Mrs. Vaughn stated that the meeting notice cards look very nice.
- Mr. Williamson asked that an agenda be established after each meeting for the next meeting. Discussion ensued.

➤ **Paint Color Book Status**

- The books never were solidified as originally intended:
- Mr. Cooley stated there is no cross reference between old and new colors in the books so he talked to the sales representative at Dunn Edwards, who is supposed to check with Lennar and try to get some colors from them so larger paint chips could be sprayed. This has not been resolved as of yet.
 - The pop outs were to be clearly defined (plans were to be colored to indicate where each color can be used).
 - The garage doors are not to be painted the lighter color.
 - The colors are not to be reversed but the plans are incorrectly colored in.
 - Mrs. Borquez suggested that three people get together and go through the books to be sure that it is complete.

MOTION: Mrs. Bradway, Mrs. Vaughn and Mr. Cooley will get together prior to the next board meeting to discuss and resolve the paint books. Motion was seconded and passed unanimously. Note: *The Committee will provide updated information at the next meeting.*

➤ **Need for a Parliamentarian and adherence to Roberts Rules of Order**

- Mrs. Vaughn suggested that Mr. Williamson should be designated to act as a Parliamentarian for the meetings.
- Mr. Williamson feels that if we use a modified version of Roberts Rules, and follow the agenda, then there would be no need for the position. He suggested that future agendas be modified to have the President's report, Treasurer's report, Homeowner input, Manager report and then business which should be broken down by Committee for specific reports, then address new business. He then suggests having an additional homeowner input to

help set the agenda for the next meeting.

- Mr. Cooley feels that there should be only one time for homeowner input but Mr. Williamson feels that you can set time limits and it will depend on the Board to enforce that. Discussion ensued regarding homeowner input times.
- The Board agreed to limit individual homeowner input to 2-minutes per person with a 15-20 minute overall time limit for the community.
- The Board agreed just to ask, at the end of the meeting, if homeowners have any suggestions for the next agenda.

➤ **Refreshments:**

The notices will state that there will be light refreshments prior to the meeting.

➤ **Response to Hugelen letter:**

Mrs. Vaughn created a proposed response to the recently received letter. Discussion ensued as to the preferred method of response.

- The letter will be tabled and discussed offline.

➤ **Homestead Act**

Mrs. Vaughn stated that section 13:30 was vetoed by the Governor. It addressed topics including solar energy, signs outside homes, and filing a homestead act on the home which would prevent HOA liens being collected. The bill was vetoed because legally these could not be grouped together.

➤ **Bollards at the end of Firestone**

- Mrs. Bradway sent a report regarding her conversations with Carol Anton. The DOT determined that there is no reason for the bollards to be in place because legally they cannot block access to that area. Mrs. Bradway asked if it was necessary to have someone come out and look at it in view of the information provided; county said not unless someone complains.
- Mrs. Bradway recommended that the Association stay quiet about it because maybe the bollards will keep the ATV traffic down.
- Discussion ensued regarding putting a speed hump in that area. Mrs. Borquez suggested that they contact their district representative to find out if there is bond money to help pay for speed humps. The Board agreed to leave it alone and let the County do what they need to do. Dr.

➤ **Engineering Report for Basin**

Mrs. Bradway attempted to contact Dr. Borom as discussed at the last meeting.

Borom did not give her any information on having someone come out to do the engineering report.

➤ **Review of ARC Submittals**

1. **Lot 26** –Request to build a Ramada in the backyard:

There was no site plan, no details and no location submitted with the form. The new ACCommittee will gather the information prior to review.

2. **Lot 123** – Request for a metal shed:

The shed is up and was previously denied. It is located behind the wall in front of the home. It is metal and the roof is painted black. The homeowner asked if it could be approved if he got approval from his neighbors. Mrs. Borquez told him that she could not guarantee that the Board would approve it. The homeowner has been told that metal sheds are not allowed. His neighbors did sign off in approval of the shed.

MOTION: To deny the submittal because it is violation of section 5.O of the *Design*

Guidelines. Motion was seconded and passed unanimously.

3. **Lot 1** – Request to build a patio wall:

There is no color specified for the gate and screen. The Committee will need clarification of the screening material. This lot has an unusual 20 foot setback instead of the normal 15'; the request shows 15 feet. This request will be deferred to the ACC for review to ensure the appropriate setback requirements are met.

4. **Lot 73** – Request for an existing pool and fence:

MOTION: To approve the pool and the fence that already exist on the property. Motion was seconded and passed unanimously.

5. **Lot 28** – Request for two resin sheds:

The sheds are already on the property. You are unable to see them from the street. All sheds combined do not exceed the restricted 1000 aggregate square footage set forth by the guidelines. The homeowner was given permission by Alicia Waldo to install them as long as they could not be seen from the street, if it met this requirement then it did not need to be requested. Discussion ensued regarding the color of the resin sheds.

MOTION: To approve the grey resin sheds for lot 28. This is a waiver for acceptance of the sheds in question that are not visible from the front of the home. The *Design Guidelines* will be amended to allow grey resin sheds. Motion was seconded and passed unanimously.

6. **Lot 21** – Two story shed, approved previously and never built:

MOTION: To approve the submittal. Motion was seconded and passed unanimously.

NEXT MEETING: June 21, 2007

The next meeting will be held June 21, 2007 at 6:30 PM at the Santa Cruz Lutheran Church.

ADJOURNMENT

MOTION: To adjourn the meeting at 9:30 PM. Motion was seconded and passed unanimously.