

STAR VALLEY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

DATE: October 18, 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

HOMEOWNER INPUT:

- Mr. McHenry reported that he went to the Dunn Edwards store on Speedway and they were very helpful. They did not, however, have pictures of the options for the pop outs. The Board will look into getting them some pictures for Dunn Edwards. Mr. McHenry has noticed that several people have stuccoed and painted their side wings, does this require approval? Mr. Williamson stated that it does need to be approved prior to construction, approval takes approximately 30 days. Mrs. Borquez will bring Mr. Williamson the plans that Mr. McHenry submitted to the Cadden office. Mr. McHenry asked if the automatic roll up shades need approval. Mr. Williamson stated that they need to be approved prior being installed.
- Mrs. Curtin would like to thank Pattie and Rich Hildman for their work on the yard sale project. Mrs. Vaughn stated that she has heard some good feedback. Mr. McHenry said that it should have gone till later in the day. Mr. Hildman stated that the traffic had pretty much died down by 11:00 AM. Mrs. Curtin stated that the trash pickup was great. Mr. McHenry feels that the trash pickup should be done twice a year.
- Mr. McHenry asked how many people were participating in the group weed control with Lance. There are only about 10 people participating at this time.
- Mr. Curtin asked about the house on Moon Mist. Mrs. Borquez stated that the windows are still open and mold is still growing. The neighbor reports that there has not been any activity there and that it is still in Trustee Sale.

CALL TO ORDER:

The meeting was called to order at 6:48 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 September 20, 2007 Board of Directors Meeting, as corrected. Motion was seconded and passed unanimously.

OFFICER REPORTS:

- President

- Mr. Cooley stated that he appreciates all those that helped with the yard sale activity.
- He also appreciates the efforts of the Board in the meetings they have had regarding the Design Guidelines. They are doing this in an effort to make it easier for the

homeowners to understand the Design Guidelines. There are still a few items that need to be discussed as a full Board when Mrs. Bradway returns.

- As President, and a homeowner, he feels that President's in the past have always have an agenda while serving on the Board. He does not have one. He is trying to represent 148 homes. There are five people that review and decide what to change in the Design Guidelines that everyone has to abide by. He feels it is the responsibility of the Board to think of others when considering the diversity of the people within the community. It is a responsibility of the Board to think, not only of themselves, but of everyone. It should be a service position and the best needs of the Community should be served. It is important that everyone look at what is best for the community as a whole.

- **Treasurer**

- Ms. Chamberlain read the balances of the Associations accounts.

Balance as of August 2007	
Operating Balance	\$1,897.45
Reserve Balance	\$24,312.66
Delinquent Fees	\$3,195.29
Prepaid Fees	\$2,054.81
Income	\$3,654.85
Expense	\$3,583.64

- We will be getting \$941.00 back as it was a bill that was double paid.
- The invoices were sent out late due to a finance error.

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

MANAGER'S REPORT

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

- After the last meeting she called Daniel, the district supervisor for AAA. He was not available so she talked to his supervisor. Daniel immediately called her back and she discussed the issues with him. She met with him onsite. It took them three Fridays to get it done but they have completed the basin. After she approved the work she sent them a termination letter dated October 2, 2007
- She had a homeowner ask who was responsible for maintaining the easement along Wade. She contacted the County and they said that there is a work order to take care of that area.
- She called three landscapers requesting bids on the basin.
 - McGuire's came out and gave a verbal quote, nothing written has been received. McGuire's told her that the basin should only need maintenance twice a month. This would be to pick up trash, look at the irrigation, take care of existing plants and weed the perimeter. He told her that in the winter it would take less maintenance. He also agreed to take care of Tumbleweeds and Desert Broom. He suggests in the winter, sometime in March, to go in and cut out any winter grass that is there. He also suggests doing it in July and October. That would cost \$2,500.00-\$3,000.00. This would all depend on the time of year and the amount of rain.
 - Mr. Lopez has not yet sent a bid.
 - Scott's Landscaping said the job was too small.

Ms. Chamberlain suggests that a Landscape Committee be brought together and a scope of work be defined so as to have the landscapers bid on the same items. She feels that the Committee should consist of those in the Community that have experience with landscaping. Mr. Williamson

stated that he has been speaking to a neighbor of his. The homeowner told Mr. Williamson that the erosion problem was more than he could handle at this time but he is looking into it for the Board. A solicitation for Committee Members or expertise for the Committee will be put into the newsletter. The expertise needed is landscaping and hydraulic engineering. They will be instructed to contact Mrs. Borquez with information. Mr. McHenry stated that he may know someone that could help, he will talk to him. Ms. Chamberlain stated that these volunteers do not need to bid on doing the project; they only need to offer their expertise and possibly look at the bids and offer their opinions.

- Site tours have been done.
- Sent an ACC to lot 21.

MOTION: To accept the Managers report as given. Motion was seconded and passed unanimously.

COMMITTEE REPORTS:

- **Welcome** - Richard Curtin
There have not been any new owners identified.
- **ARC** - Jim Williamson, Rich Hildman, Raymond Perry

Lot	Request	Disposition	Date	Comments
21	Paint shed in construction with new paint scheme	Denied	10/16/07	Homeowner requested to use the new paint scheme when painting the new shed, while the house is still in the old paint scheme. Request is denied because this would leave the house and shed different colors, and there is no request (or timeframe specified) for painting the house.
73	Security Doors	Approved	10/15/07	Request to add security doors to garage side entry, rear patio, and front entryway. Also screen-in the side entry knock-out in front of home. Design must fall within the acceptability criteria as set forth in the CC&R's

Comments and Recommendations:

The request for Lot 21 highlights a point. The CC&R's and Design Guidelines state that the outbuildings need to be the same color as the house. So, if a request is submitted to paint one (house or outbuilding), it needs to include both if the colors are changing. This should be added as a reminder with the Paint Schemes in the revised Design Guidelines. We feel this should be published in the newsletter so homeowners can be brought abreast of the implications of the recent change.

OLD BUSINESS:

- Landscaper Termination/New Bids
Mrs. Borquez will send the information on the bid received from McGuire's to the Board.
- Retention Basin – Update
The basin has been cleaned up by AAA Landscape as of October 2, 2007.
- Yard Sale and Trash Pickup Summary
Mrs. Vaughn stated that there were 34 homes that participated in the trash pickup and there was 2.24 tons of material hauled away. Mrs. Vaughn reported that as of 7 am on the day of the pickup, she only witnessed 17 homes with items to be picked up. The total cost was \$938.00, the estimate was \$800.00 to \$1,000.00. It would have been nice if more people would have participated. A homeowner stated that the trash pickup should be around the time to trim the trees, more homes may participate then. The intent was to allow people to get rid of things after the yard sale, if they

wanted. The homeowner stated that if most people used it for tree cuttings then the next time the pickup should be around that time. Mrs. Hildman stated that she would like to start talking about the next yard sale. This will be on the next months agenda.

➤ Original Home Colors

Mr. Williamson checked with Home Depot, they do not have record of the original home colors. He contacted Lennar/US Homes and was told they did not have one either. He will check with Sherwin Williams. A homeowner stated that if the home was painted by Lennar, Sherwin Williams does have record.

➤ Budget Finalization

Discussion ensued regarding the proposed 2008 budget.

MOTION: To approve the proposed 2008 budget with a 6% increase, reducing expenses and having an ending balance of \$2,938.00. Motion was seconded and passed unanimously.

The increase will be effective January 1st 2008. Mr. Cooley stated that the Board appreciates Ms. Chamberlain's work on the budget. Mr. Williamson would like to make a note to start looking at the 2009 budget in June of 2008.

➤ Nomination Committee

A solicitation was in the newsletter for the Nomination Committee. There will be two seats coming up for election. Dick Curtin volunteered to serve on the Nomination Committee.

MOTION: To have Mr. Williamson Chair the Nomination Committee. Motion was seconded and passed unanimously.

NEW BUSINESS:

➤ Trash Collection/Consolidating to one vendor

It seems as though every day is trash pickup in the community due to the number of trash collectors there are. There is more wear and tear on the streets with the number of trucks that come through. There is no way for the Association to mandate what company the homeowners have to use. Mr. Williamson suggests writing an article in the newsletter after calling the trash companies to find out what incentives can be given by them if everyone turns over to them. Mrs. Vaughn will try to contact the trash vendors.

➤ Joining with other neighborhood associations for effectiveness

An email was received from Dayna Lamb about information she received from Kathleen Daily-Herman from Mission Vista HOA. She suggests that HOA's within the zip codes 85746 & 85747 get on a list with the Pima County Development Services Department Planning Division. This enables the HOA to receive public hearing zoning information that is presented at the Pima County Planning and Zoning Commission and the Board of Supervisors when there are possible changes in the area. Discussion ensued regarding the homes from Standard Pacific. Mrs. Vaughn would like to pursue this further. This will be tabled for the time being.

➤ Other Items

Mrs. Vaughn asked what the audience would feel about having an A-Frame for notices. Mr. Cooley stated that the sign would have to be put on County property and you are not supposed to do that. Mr. Williamson stated that if the Board wants to do it on a continuous basis then he would like to see written permission from whoever's property that would be used to put the A-Frame. This will be tabled until next month.

MOTION: To not have a December Board of Directors meeting. Motion was seconded and passed 3 for and 1 opposed.

This will be announced in the newsletter.

FUTURE ACTION ITEMS:

- The next community yard sale
- Discussion of joining neighborhood association for effectiveness.
- Signs for meeting.

NEXT MEETING:

The next meeting will be held November 15, 2007 at 6:30 PM at the Santa Cruz Lutheran Church.

ADJOURNMENT

MOTION: To adjourn the meeting at 8:12 PM. Motion was seconded and passed unanimously.